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.

PLANNING COMMISSION MEETING

October 16, 2025 at 6:00 PM

Boardman City Hall Council Chambers

MINUTES

1. CALL TO ORDER

2. FLAG SALUTE

3. ROLL CALL

Commissioners Present: Commissioner Jami Carbray, Commissioner Jennifer Leighton, Commissioner Mike Connell, Commissioner Ragna TenEyck
Commissioner Zack Barresse, Commissioner Sam Irons, Commissioner David Jones

4. APPROVAL OF MINUTES

The audio is muted until 4:40 in the recording.

A. Planning Commission Meeting July 17, 2025

B. Planning Commission Meeting August 21, 2025

Motion made by Commissioner Connell, Seconded by Commissioner Leighton

Voting Yea: Commissioner Carbray, Commissioner Leighton, Commissioner Connell, Commissioner TenEyck, Commissioner Barresse, Commissioner Irons, Commissioner Jones

Timestamp - 5:22

5. PUBLIC HEARINGS

A. Timestamp - 6:40

Commission Chair Barresse opened the public hearing at 6:08 PM.

Commissioners to disclose any conflicts of interest. There were none. A member of the public, Jonathan Tallman, challenged the planning commission's impartiality. The planning commission confirmed their impartiality.

Planning Official McLane gives staff report, Matt Hughart - Kittelson & Associates gave presentation.

Testimony in favor: Jennifer Bragar

Testimony in opposition: Jonathan Tallman

Neutral Testimony: Cheryl Tallman, Randy Baker

Commission Chair Barresse closed the public hearing at 6:44 PM.

Motion to move to the City Council as amended.

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

Commissioner TenEyck, Commissioner Barresse, Commissioner Irons, Commissioner Jones

6. DISCUSSION ITEMS

A. Planning Official Update - Timestamp 1:49:45

Planning Official McLane gave her report

7. PUBLIC COMMENT

Jonathan Tallman, Boardman, OR

Randy Baker

8. COMMISSION COMMENTS

Commissioner Connell made comment.

9. ADJOURNMENT

Chair Barresse adjourned the meeting at 8:19 PM.

_____ _____

Zack Barresse, Commission Chair Planning Department

FINDINGS OF FACT
CUP25-000002
TYPE III DECISION PROCESS

REQUEST: To approve a booster station in a residential zoned area.

APPLICANT: Port of Morrow
2 Marine Dr NE
Boardman, OR 97818

OWNER: City of Boardman
200 City Center Circle
Post Office Box 229
Boardman, Oregon 97818

PROPERTY DESCRIPTION: Tax Lot 100 of Assessor's Map 4N 25E 21.

GENERAL LOCATION: On the south side of Kunze Lane east of the South Main Street intersection.

ZONING OF THE TRACT: Residential (Future Urban Sub District).

PROPOSED USE: A booster station.

I. BACKGROUND: The project proposes the construction of a new non-potable (river water) booster pump station on approximately 1/2 acre of leased land from the City of Boardman. The station is required to support an adjacent utility improvement located within Kunze Lane. Submitted plans detail the proposed building footprint, access points, and utility connections, as well as anticipated grading and drainage improvements.

II. APPROVAL CRITERIA: The application has been filed under the City of Boardman Development Code Chapter 4.1 Types of Applications and Review Procedures as a Type III Decision Process based on the requirements of Chapter 4.4 Conditional Use Permits. Applicable criteria are found at 4.4.400 Criteria, Standards and Conditions of Approval. The applicable criteria are included below in **bold** type with responses in standard type.

Chapter 4.3 Conditional Use Permits
Section 4.3.400 Criteria, Standards and Conditions of Approval
The City shall approve, approve with conditions, or deny an application for a conditional use or to enlarge or alter a conditional use based on findings of fact with respect to each of the following standards and criteria:

A. Use Criteria.

1. **The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations;**
2. **The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other Code standards, or other reasonable conditions of approval; and**
3. **All required public facilities have adequate capacity to serve the proposal.**

The proposed booster pump station will be located on a 1/2 acre lease area owned by the City of Boardman. The site is flat, has adequate access, and is appropriately sized for the small building and associated equipment. The booster station is needed to support the adjacent utility project along Kunze Road and is situated at the ideal elevation for system efficiency. The facility will generate very little traffic, noise, or other impacts, and no negative effects on nearby properties are expected. All required utilities and public facilities are available and have adequate capacity to serve the project. Planning staff would find that the use criteria have been met.

B. Site Design Standards. The criteria for Site Design Review approval (Section 4.2.600) shall be met.

The proposed booster pump station has been designed to meet the Site Design Review criteria in Section 4.2.600. The layout provides safe access, appropriate setbacks, and screening to ensure compatibility with surrounding users and compliance with applicable design standard. Planning staff would find that these Standards have been met.

C. Conditions of Approval. The City may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity, and that the negative impact of the proposed use on the surrounding uses and public facilities is minimized. These conditions include, but are not limited to, the following:

The applicant understands that the City may impose reasonable conditions to ensure compatibility with surrounding uses and to minimize any potential impacts. The applicant will comply with all conditions of approval established through the review process. The city is requesting the following which the Port of Morrow are working to accomplish.

III. PROPERTY OWNERS NOTIFIED: October 30, 2025
List of landowners notified is retained as part of the file.

IV. PUBLISHED NOTICE: October 29, 2025
East Oregonian

V. AGENCIES NOTIFIED: November 13, 2025
Roy Drago, JR, Public Works Director; Mike Gorman, Morrow County Assessor; Erick Imes, Morrow County Public Works Director

VI. HEARING DATE: Planning Commission
November 20, 2025
Council Chambers
Boardman City Hall
200 City Center Circle
Boardman, Oregon 97818

VII. PLANNING OFFICIAL RECOMMENDATION: The Planning Official recommends approval of this request. With the following conditions of approval.

1. A fully executed lease agreement

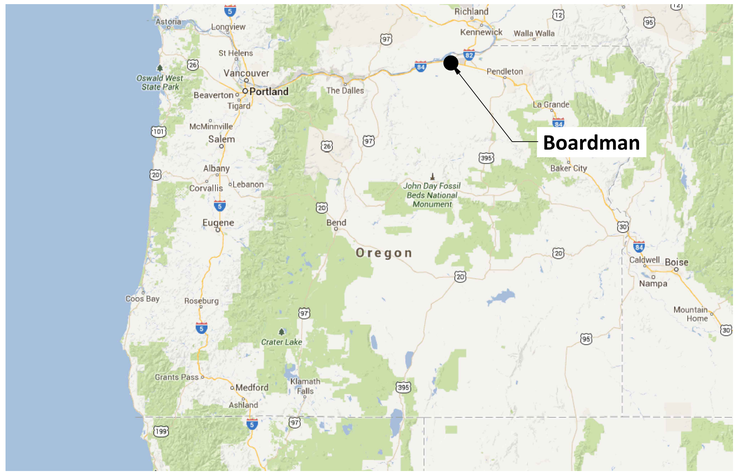
2. Apply for an Access permit for this permit and to benefit the city.

Zack Barresse, Chair Date

ATTACHMENTS:
Vicinity Map
Site Plan
Existing Site Conditions

KUNZE BOOSTER STATION

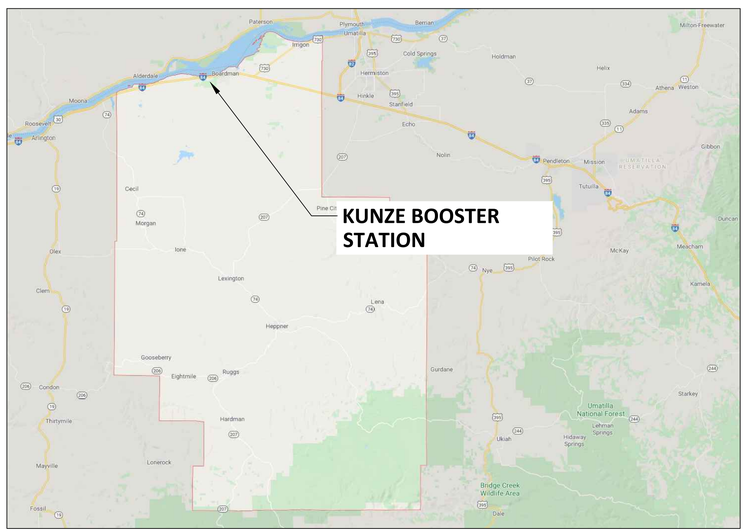
STATE LOCATION MAP



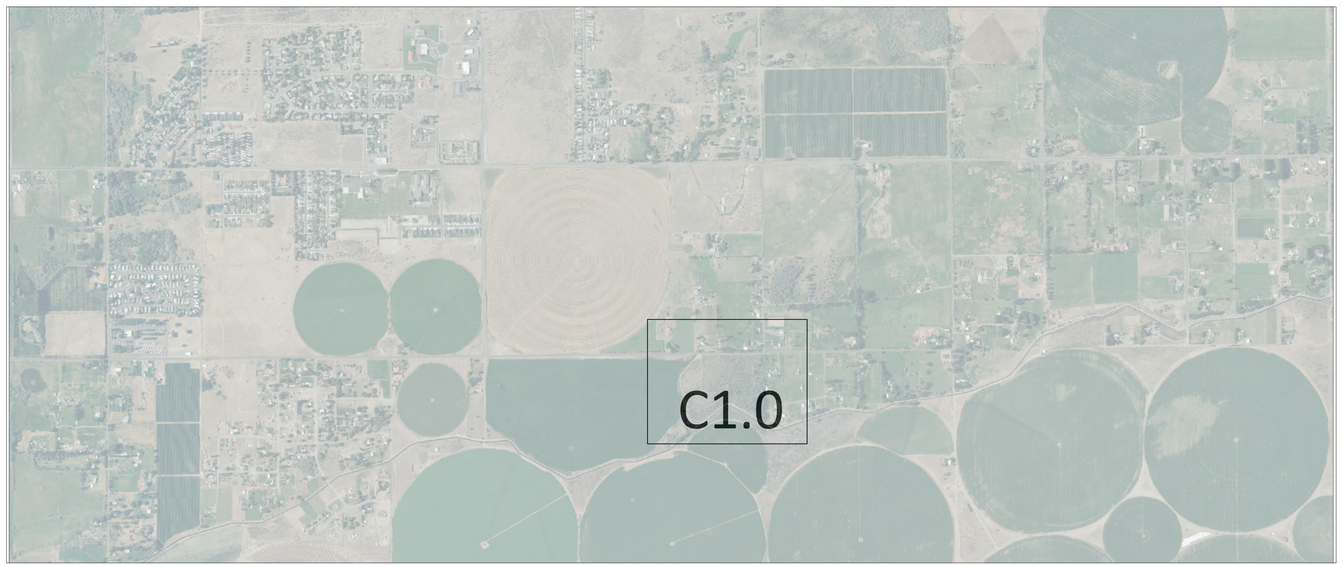
LOCATION: OREGON, MORROW, BOARDMAN, PORT OF MORROW
OWNER: PORT OF MORROW
ENGINEER: JACOB K. CAIN PE, Port Engineer
CONTACT: (541) 481 - 7678

PAGE NO.:	SHEET NO.:	DRAWING TITLE:
1)	G1.0	COVER SHEET
2)	G1.1	GENERAL NOTES
3)	C1.0	SITE PLAN
4)	C1.1	PLOT PLAN

COUNTY LOCATION MAP



VICINITY MAP



NO.	DATE	REVISION DESCRIPTION	BY:
1	06-19-2025	PRELIMINARY KUNZE BOOSTER BLDG.	TC
2	07-16-2025	UPDATE FENCE SPEC.	TC

PROJECT NO. P-0109-24
DATE: 06-19-2025
SHEET SIZE: D
STAMP: PRELIMINARY

Kunze Booster Station

COVER PAGE

PORT OF MORROW

LOCATION: Kunze Road
Boardman OR, 97801
OWNER: PORT OF MORROW
ENGINEER: JACOB K. CAIN, PE
CONTACT: (541) 481 -7678

SHEET. NO.
G1.0

Project General Notes
PORT OF MORROW

General Construction Notes

1. Contractor shall examine the drawings and shall notify the owner of any discrepancies or conflicts before proceeding to work. Contractor is responsible for all Utility Locates and maintaining those locates during the project.
2. The Contractor shall verify and be responsible for all dimensions and condition of the site. Contractor shall notify the Engineer of any discrepancies between the drawings and actual conditions before proceeding with work
3. Specific notes and details shall take presidencies over General Notes, Typical Details and Specifications
4. All work shall conform to the minimum Standards of IBC 2018, NEC 2023, Oregon Water Resources OAR 690-20, Oregon Standard Specification for Construction OSSC 2024, FAA, Port of Morrow and any other Regulatory Agency exercising authority over the work. In the event of discrepancies between these drawings and the standards the more stringent specification will take president.
5. Contractor shall refer to specifications for information that is not covered in the general notes or drawings
6. Contractor shall be responsible for all temporary shoring and bracing as required for safety
7. Owner shall furnish the Horizontal and Vertical Datum's for the Project. Contractor to Maintain control points for the duration of the project
8. Port of Morrow will designate a Construction Water Source but it will be the responsibility of the contractor to deliver the water to the site. Contractor to refer to the Port of Morrow Construction Water Agreement for charges and meter responsibilities. Contractor to apply sufficient construction water for compaction and to prevent Wind Erosion
9. It will be the responsibility of the contractor to maintain Wind Erosion and Dust Control for the Duration of the Project.
10. All traffic control shall be the responsibility of the contractor and to provide all signs and flagging in accordance with Morrow County Road jurisdiction& MUTCD.
11. Contractor shall hold a valid Contractors License Prior and during the project.
12. Contractor shall maintain a clean construction area. All Debris and trash all be removed from the site and deposed of in a Lawful Manner.
13. Contractor shall maintain a copy of all drawings on site and provide AS-BUILT drawings and Data before final payment

Rock Excavation

1. Rock Excavation is defined in Oregon Standard Specification for Construction OSSC 2024,Part 00400 Section 00405.02 as excavation of solid ledge rock that, in the opinion of the engineer, requires for its removal drill and blasting, wedging, sledging, barring, or break up with Excavator sized to at least 45 Ton. The term "Rock Excavation" indicates a method of removal and not a geological formations.
2. Quantity of rock excavation will be measured as follows.
   - Length - Length will be the horizontal distance measured along the centerline of the trench excluding all structures.
   - Width - Width will be the width of the rock removed but will not be greater than the outside diameter of the pipe bell plus 12 inches.
   - Depth - Depth will be measured at 25 foot intervals, or as specified, along the centerline of the trench. The depth will not be greater then 12 inches below the outside bell of the pipe.

Special Inspection

1 Soil shall be tested to have a minimum strength of 1500lbs/sqft.

2 Soil compation will need to be tested to a 95% Standard Proctor to determine maximum lifts between compaction efforts

3 Owner will provide 3rd Party testing but the Contractor shall schedule test and insure the correct number of test have been met

Earthwork Notes

1. In all areas outside of Paved Road ways the Top Soil must be stripped from trench area and wind rowed for replacement. All materials that are excavated shall be stockpiled and reused as backfill. All Unused material shall be stocked piled a Port of Morrow designated location Approx. 1.5 mile West of Tower Road Intersection.
2. Trench Foundation must be compacted and have no rocks grater than 1 inch.
3. Pipe Bedding materials meeting OSSC 00405.14 Class B or C in the Pipe Bedding Zone.
4. Pipe Bedding material shall be OSSC 00405.12 Aggregate $\frac{3}{4}$"-0 if ground water is present. If ground water is not present then back fill with Class B or C Native Materials
5. If not otherwise specified trench backfill will be governed by OSSC 00405.46 Backfill.
6. The Contractor shall be responsible to provide and maintain any equipment required for de-watering the excavation.
7. All Trenches and Excavations shall be cut, protected and supported as prescribed by OSHA Trench Safety
8. Upon Backfill top soils shall be replaced and graded to pre-existing natural grade.

NO.	DATE	REVISION DESCRIPTION	BY:
1	06-19-2025	PRELIMINARY KUNZE BOOSTER BLDG.	TC
2	07-16-2025	UPDATE FENCE SPEC.	TC

PROJECT NO. P-0109-24
DATE: 06-19-2025
SHEET SIZE: D

STAMP: PRELIMINARY

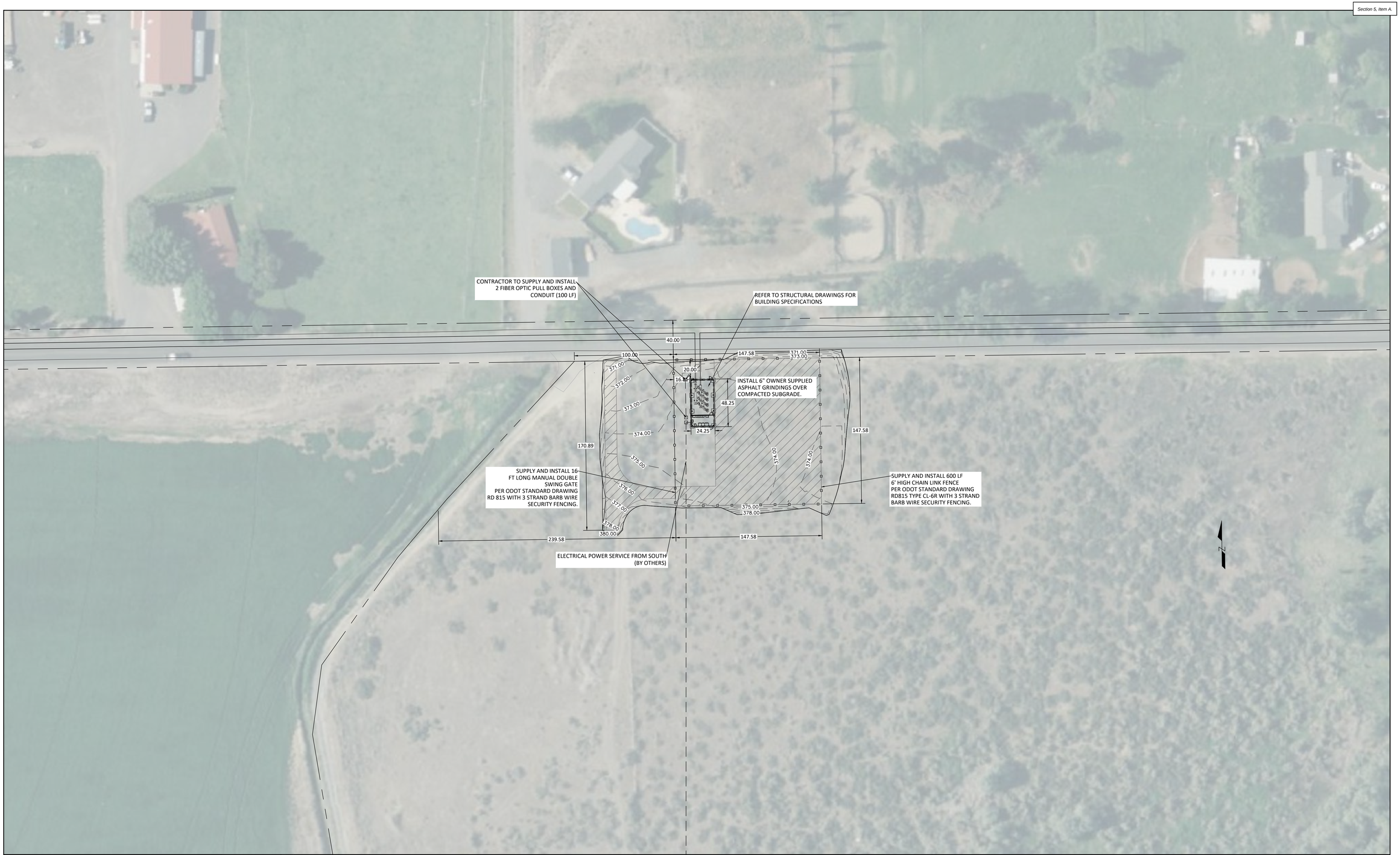
Kunze Booster Station

GENERAL NOTES

PORT OF MORROW

LOCATION: Kunze Road
Boardman OR, 97801
OWNER: PORT OF MORROW
ENGINEER: JACOB K. CAIN, PE
CONTACT: (541) 481 -7678

SHEET. NO.
G1.0



NO.	DATE	REVISION DESCRIPTION	BY:
1	06-19-2025	PRELIMINARY KUNZE BOOSTER BLDG.	TC
2	07-16-2025	UPDATE FENCE SPEC.	TC

PROJECT NO. P-0109-24
DATE: 06-19-2025
SHEET SIZE: D

STAMP: PRELIMINARY

Kunze Booster Station

SITE PLAN

SCALE 1:40

PORT OF MORROW

LOCATION: Kunze Road
Boardman OR, 97801
OWNER: PORT OF MORROW
ENGINEER: JACOB K. CAIN, PE
CONTACT: (541) 481 -7678

SHEET. NO.
C1.0

NO.	DATE	REVISION DESCRIPTION	BY:
1	06-19-2025	PRELIMINARY KUNZE BOOSTER BLDG.	TC
2	07-16-2025	UPDATE FENCE SPEC.	TC

PROJECT NO. P-0109-24
DATE: 06-19-2025
SHEET SIZE: D

STAMP: PRELIMINARY

Kunze Booster Station

PLOT PLAN

SCALE 1:60

PORT OF MORROW

LOCATION: Kunze Road
Boardman OR, 97801

OWNER: PORT OF MORROW

ENGINEER: JACOB K. CAIN, PE

CONTACT: (541) 481 -7678

SHEET. NO.

C1.1

POM Booster Station

10/29/2025, 9:58:44 AM

CityLimits UGB Taxlots

1:8,826

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Source: Esri, USDA FSA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NO

FINDINGS OF FACT
AMENDMENT TO THE DEVELOPMENT CODE
FILE NUMBER LND25-000005

REQUEST: To amend the City of Boardman Development Code to add proposed Section 2.1.700 High Density Housing to Chapter 2.1 Residential District.

APPLICANT: Unity Partners LLC
Hardeep Singh
5004 W. 32nd Avenue
Kennewick, Washington 99338

I. GENERAL INFORMATION: The applicant has acquired property in the City of Boardman that is currently zoned Residential with the Multi-Family subdistrict and is one of only two locations in Boardman that a Recreational Vehicle (RV) Park could be sited. After significant conversation with the developer about his project expectations, it was clear that the current Development Code would not allow review or approval. The proposed High Density Housing option was developed by the applicant.

As the Planning Commission and City Council are aware the City of Boardman has been doing extensive work over the past two years to address the inadequacy of the City's Comprehensive Plan and Development Code with several updates underway and others starting soon. The Transportation System Plan and Parks Master Plan are in the public hearings phase nearing adoption, the Economic Opportunities Analysis will start adoption hearings in early 2026, a Housing Capacity Analysis (pertinent to this request) is kicking off shortly, with work on the Comprehensive Plan and Development Code under with adoption slated to occur with the conclusion of the Housing Capacity Analysis to assure the best of inputs are available.

While the City is doing all this work, the Oregon Legislature has also been busy over the past six years working to address the housing shortage that is occurring throughout Oregon. Once legislation is passed, the next step in most instances is that the responsible state agency then undertakes Rulemaking. For land use planning the responsible state agency is the Department of Land Conservation and Development (DLCD) which is governed by the Land Conservation and Development Commission (LCDC). The outcomes of this work can be seen as either on a collision course with Boardman's local work or more appropriately should be seen as needed inputs.

Later in these Findings staff find that the application can and does meet the applicable substantive criteria. But what that analysis does not get to is how both the current Development Code (and by extension the Comprehensive Plan) along with the proposal does not comply with current Oregon Revised Statute (ORS) and adopted Oregon Administrative Rules (OAR). For that reason, additional analysis is included to address these changes and how the City of Boardman is better served to approach these changes in a better way.

II. PROCEDURE: This amendment is being processed using Type IV procedures found within the Boardman Development Code. The Type IV process requires a hearing before the Planning Commission with a recommendation to the City Council. The final hearing will occur before the City Council.

III. APPROVAL CRITERIA: The request has been filed under the BDC Chapter 4.1 Types of Applications and Review Procedures, more specifically 4.1.600 Type VI Procedures (Legislative). The criteria are identified below in **bold** type with responses in regular type.

G. Decision-Making Considerations. The recommendation by the Planning Commission and the decision by the City Council shall be based on consideration of the following factors:

1. Approval of the request is consistent with the Statewide Planning Goals.

The Statewide Planning Goals applicable to this request are Goal 1, Citizen Involvement, Goal 2, Coordination, and Goal 10 Housing.

Goal 1 requires the City to "develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process." Because the proposed legislative amendment will be heard by both the Planning Commission and the City Council, there will be at least two opportunities for public comment to the proposed change. This proposal has also been put forward by a landowner with the intent of creating additional opportunities for the development of housing. This proposal and the public hearing process are both consistent with the City's acknowledged citizen involvement program. (Goal 1, Policy 4: The Planning Commission is officially designated as the Citizen Involvement Committee.)

Goal 2 requires the City to adopt a comprehensive plan and implement the plan through its development code and by extension other planning level documents. The proposed amendment is consistent with and will support the comprehensive plan relative to residential lands. (Goal 2, Policy 2: The City encourages the development of infill and redevelopment of existing land in order to balance the need to expand the Urban Growth Boundary (UGB).And Goal 2, Policy 3: The City has adopted the City of Broadman Development Code, a unified zoning and subdivision land use code to facilitate the development process and implement the land use goals of the City as outlined in the Comprehensive Plan.)

Goal 10 requires the City to provide for the housing needs of citizens of the state. The State of Oregon has been in a housing shortage for several years and has been focused on addressing this issue identifying it as a statewide issue of concern. With recent growth in Boardman housing is also a local issue of concern, something that has seen significant focus over the past two plus years. While the City of Boardman Comprehensive Plan is dated having been adopted in 2003 relying on 1978 studies, it still calls for the City to be mindful of assuring an adequate supply of residential land. (Goal 10, Policy 1: The City shall provide a variety of living environments to meet regional housing needs for those of different family size and income.)

For these reasons, the criterion is met.

2. Approval of the request is consistent with the Comprehensive Plan.

The Boardman Comprehensive Plan (BCP) has a variety of policies that support the proposed amendment, and the process used to achieve it. Goal 1 policies support citizen involvement and

the public hearing process. Goal 1, Policy 4, designates the Planning Commission as the City's official Citizen Involvement Committee. Therefore, review by the Planning Commission ensures compliance with the comprehensive plan.

Two of the Goal 2 Policies are applicable to this action, focusing on infill and the application of the Development Code. (Goal 2 Policy 2: The City encourages the development of infill and redevelopment of existing land in order to balance the need to expand the Urban Growth Boundary (UGB). Goal 2 Policy 3: The City has adopted the City of Boardman Development Code, a unified zoning and subdivision land use code to facilitate the development process and implement the land use goals of the City as outlined in the Comprehensive Plan.)

As stated earlier, under criterion number 2 the City of Boardman Comprehensive Plan is significantly dated with Goal 10 Housing relying on studies from 1978. In 2019 Morrow County collaborated with all five communities, including Boardman, to accomplish a Housing Strategies Report to address Goal 10 requirements. The City of Boardman did not take any action on that Report, but it does provide some interesting information to be considered. Figure 1.1 Population Growth clearly tells the story of growth in Boardman, identifying a 1.4 percent growth projection for Boardman that was projected to result in a 2038 population of nearly 5,000 residents. In 2024 population was confirmed to already be larger than that projected amount with an estimated population of 5,749. In most instances construction over the past five to eight years has addressed many of the housing needs identified in the 2019 Housing Strategies Report with more multi-family housing units constructed than the report identified as needed. And the City of Boardman is still seeing a significant demand for housing of many different types. Even though the Housing Policies are outdated, with suggested changes in the 2019 Housing Strategies Report that should have been adopted, there are still Policies that are supportive of this request.

For these reasons, the criterion is met.

3. **The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.**

The proposed text amendment would allow for higher density development that could be applied in any residential zone within the city limits. Infill and redevelopment projects are generally accomplished where public facilities are installed. New development proposals that would utilize the proposed provisions would be required, based on other provisions within the Boardman Development Code, to ensure that public facilities would be available or work with the City to bring those facilities to the development.

For these reasons, the criterion is met.

Other Considerations: Even though the proposal can meet the substantive criteria, the following outlines why Planning staff are recommending that we look more closely at the work of the

legislature and DLCD on housing issues. Adoption of the proposal would be at best a short-term fix when a long-term approach is needed. Over the past several weeks or months the learning curve about all that has occurred on the housing regulation front has been steep and was recently brought to brilliant light by two instances. The first was the delivery of the "BDC, Zoning Map, and Comprehensive Plan Map Audit" by the consultant team that is working on our Comprehensive Plan and Development Code update; the second was informal comment and a lengthy conversation with two DLCD staff, our Regional Representative Dawn Hert and a housing specialist Sean Edging.

Table 4 Assessment for Compliance with Housing-Related Statutes/Rules, found in the 'Audit' referenced above (and attached), outlines in black and white those statutes and rules that Boardman clearly could be determined to be in violation of from the simplest to the more complex. They include how we define family, the allowance of Accessory Dwelling Units, how duplexes should be reviewed for development, how land can be divided to meet middle housing needs, how manufactured homes are treated, how manufactured home parks are reviewed for development, occupancy of recreational vehicles and single rooms, how review for affordable housing is to be expedited, and a variety of other provisions that the city should consider incorporating into the Development Code.

The DLCD Senior Housing Planner Sean Edging has provided informal comments on the request, and we did have a conversation with him and Dawn Hert, the eastern region representative, concerning where our current work is at and how the request does not effectively move that work forward and will most likely result in additional work. In many respects the proposal that is before the Planning Commission is simply ill-timed. What the City needs to do is bite that proverbial bullet and move to adopt the Draft Housing Model Code, most likely the Middle Cities version, which should be adopted by LCDC in the next 60 days. (See attached Draft Housing Model Code – Large and Medium Cities, Public Comment Draft dated October 9, 2025.)

Options to Consider for Recommendation: The Planning Commission discussion about this request and the Planning staff recommendation will drive next steps. Should the decision be made to move forward with the proposal, Planning staff would have significant comment to the draft language, particularly around lot size and applicable design standards, also outlining the implications of current statute and rule that is not codified in the current Boardman Development Code. If the alternative approach is chosen to consider adoption of the Housing Model Code for Middle Cities the proposal will need to be re-noticed to DLCD and in the East Oregonian as the change will be a major modification to the proposal.

IV. LEGAL NOTICE PUBLISHED: October 29, 2025
East Oregonian

V. DLCD 35-DAY NOTICE: October 11, 2025

VI. AGENCIES NOTIFIED: Dawn Hert and Sean Edging, Department of Land Conservation and Development.

VII. HEARING DATES:

Planning Commission	City Council
November 20, 2025	TBD
Council Chambers	Council Chambers
Boardman City Hall	Boardman City Hall
200 City Center Circle	200 City Center Circle
Boardman, Oregon 97818	Boardman, Oregon 97818

VIII. PLANNING OFFICIAL RECOMMENDATION: The Planning Official recommends the Planning Commission forward the request to the City Council with a 'do deny' recommendation or alternatively making a recommendation to adopt provisions in the Medium Cities Draft Housing Model Code (adoption by the LCDC anticipated in the next 60 days) which will require amended notice for the process.

_____

Zack Barresse, Chair Date
Planning Commission

ATTACHMENTS:

- Applicant's Redline of Chapter 2.1 Residential District
- Applicant's Narrative
- Table 4 of the "BDC, Zoning Map, and Comprehensive Plan Map Audit"
- Draft Housing Model Code – Large and Medium Cities – Public Comment Draft 10092025

Chapter 2.1 - Residential (R) District

Sections:

2.1.100 - Purpose
2.1.110 - Permitted Land Uses
2.1.120 - Building Setbacks
2.1.130 - Lot Area and Dimensions
2.1.140 - Flag Lots and Lots Accessed by Mid-Block Lanes
2.1.150 - Maximum Lot Coverage
2.1.160 - Building Height
2.1.170 - Building Orientation
2.1.180 - Design Standards
2.1.190 - Special Standards for Certain Uses
2.1.200 - Residential Sub Districts
2.1.300 - Future Urban (FU)
2.1.400 - Multi-Family (MF)
2.1.500 - Manufactured Home Park (MH)
2.1.600 – Sunridge Terrace Sub-District
2.1.700 – High-Density Housing

2.1.100 Purpose

The Residential District is intended to promote the livability, stability and improvement of the City of Boardman's neighborhoods. This chapter provides standards for the orderly expansion and improvement of neighborhoods based on the following principles:

- Make efficient use of land and public services, and implement the Comprehensive Plan, by providing minimum lot areas.
- Accommodate a range of housing needs, including owner-occupied and rental housing.
- Provide for compatible building and site design at an appropriate neighborhood scale.
- Reduce reliance on the automobile for neighborhood travel and provide options for walking and bicycling. Provide direct and convenient access to schools, parks and neighborhood services.

2.1.110 Permitted Land Uses

A. Permitted Uses. The land uses listed in Table 2.1.110.A are permitted in the Residential District, subject to the provisions of this Chapter. Only land uses which are specifically listed in Table 2.1.110.A, and land uses which are approved as "similar" to those in Table 2.1.110, may be permitted. Land uses identified as "Sub District Only" are permitted only within the applicable Sub District. The land uses identified with a "CU" in Table 2.1.110.A require Conditional Use Permit approval prior to development or a change in use, in accordance with Chapter 4.4.

B. Determination of Similar Land Use. Similar use determinations shall be made in conformance with the procedures in Chapter 4.8 - Interpretations.

2.1.110 Permitted Land Uses *(continued)*

Table 2.1.110.A
Land Uses and Building Types Permitted in the Residential District

1. Residential:

Single-family
a. Single-family detached housing

b. Single-family detached zero-lot line*

c. Manufactured homes – individual lots* (Sunridge Terrace Sub-District subject to provisions of 2.1.600)

d. Manufactured Home Park (MH Sub District only)*

e. Single-family attached townhomes *

f. High-Density Housing; see 2.1.700

Two- and Three-Family
g.f. Two- and three-family housing (duplex and triplex)*

Multi-family
h.Multi-family housing (MF Sub District only)*

Residential care
g. i.Residential care homes and facilities*

h.j.Family daycare

2. Home occupations*

3. Accessory Uses and Structures *

4. Master Planned Neighborhoods (CU)*

5. Agricultural/Farm Uses (FU Sub District only)

6. Public and Institutional *:

a. Churches and places of worship (CU)

b. Clubs, lodges, similar uses (CU)

c. Government offices and facilities (administration, public safety, utilities, and similar uses) (CU)

d. Libraries, museums, community centers, and similar uses (CU)

e. Private utilities (CU)

f. Public parks and recreational facilities (CU)

g. Schools (public and private) (CU)

h. Transportation Facilities and Improvements:

1. Normal operation, maintenance;
2. Installation of improvements within the existing right-of-way;
3. Projects identified in the adopted Transportation System Plan not requiring future land use review and approval;
4. Landscaping as part of a transportation facility;
5. Emergency Measures;
6. Street or road construction as part of an approved subdivision or partition;
7. Transportation projects that are not designated improvements in the Transportation System Plan ** (CU); and
8. Transportation projects that are not designed and constructed as part of an approved subdivision or partition** (CU)

i. Transitional housing

j. Uses similar to those listed above

7. Neighborhood Commercial (MF Sub District only)**:**

Each of the following uses is "size limited" and subject to provisions in Section 2.1.200 Special Standards for Certain Uses:

a. Child Care Center (care for more than 12 children)

b. Food services, excluding automobile-oriented uses

c. Laundromats and dry cleaners

d. Retail goods and services

e. Medical and dental offices, clinics and laboratories

f. Personal services (e.g., barber shops, salons, similar uses)

g. Professional and administrative offices

h. Mixed use building (residential with other permitted use)

i. Recreational Vehicle Parks (CU)* East Columbia Ave. MF Overlay District only

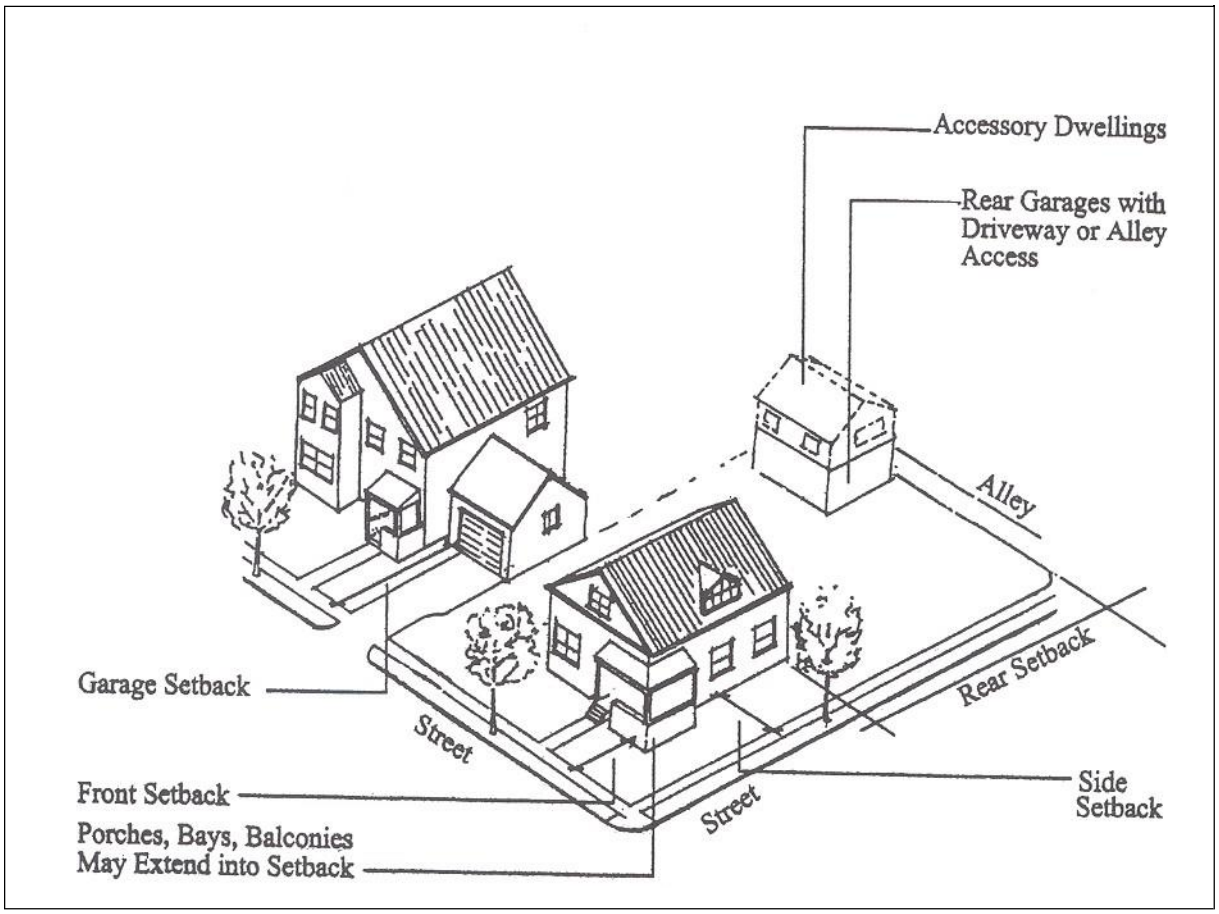
j. Other similar uses

8. Bed & breakfast inns and vacation rentals (CU)*

Uses marked with an asterisk (*) are subject to the standards in Section 2.1.190, "Special Standards for Certain Uses." Temporary uses are subject to the standards in Section 4.9. ** Uses marked with two asterisks are subject to the standards in Section 4.4.400 D. CU= Conditional Use Permit Required

Only uses specifically listed in Table 2.1.110.A, and uses similar to those in Table 2.1.110.A, are permitted in the Residential District.

2.1.120 – Building Setbacks



Building Setbacks

Building setbacks provide space for private yards, and building separation for fire protection/security, building maintenance, sun light and air circulation. This section is also intended to promote human-scale design and traffic calming by downplaying the visual presence of garages along the street and encouraging the use of extra-wide sidewalks and pocket parks in front of markets and other non-residential uses. The standards encourage placement of residences close to the street for public safety and neighborhood security.

Building setbacks are measured from the face of the building, excluding porches, to the respective property line. Setbacks for decks and porches are measured from the edge of the deck or porch to the property line. The setback standards, as listed on the following page and illustrated above, apply to primary structures as well as accessory structures. A variance is required in accordance with Chapter 5.1 to modify any setback standard.

2.1.120 – Building Setbacks *(continued)*

A. Front Yard Setbacks.

1. Residential Uses (single family, duplex and triplex, multi-family housing types)

   a. A minimum setback of 15 feet is required, except that an unenclosed porch may be within 8 feet of the front lot line, as long as it does not encroach into a public utility easement. See also, Section F, which provides standards for Setbacks for Established Residential Areas.

   b. Garages and carports shall be accessed from alleys or the entrances must be set back from the front lot line a minimum of 20 feet.

   c. Multi-family housing shall also comply with the building orientation standards in Section 2.1.180.

2. Neighborhood Commercial Buildings and Public/Institutional Buildings. A minimum front setback is not required, except as necessary to comply with the vision clearance standards in Chapter 3.1.200.

B. Rear Yard Setbacks.
The minimum rear yard setback shall be 15 feet for street-access lots and 6 feet for alley-access lots for all structures.

C. Side Yard Setbacks.
The minimum side yard setback shall be 7 feet on interior side yards, and 15 feet on street corner yards; or when zero-lot line development is permitted, the minimum side yard setbacks shall be 14 feet minimum on one side of the dwelling unit, and no setback required on the opposite side. (See standards for zero-lot line housing in Section 2.1.190.)

D. Setback Exceptions.
The following architectural features are allowed to encroach into the setback yards:

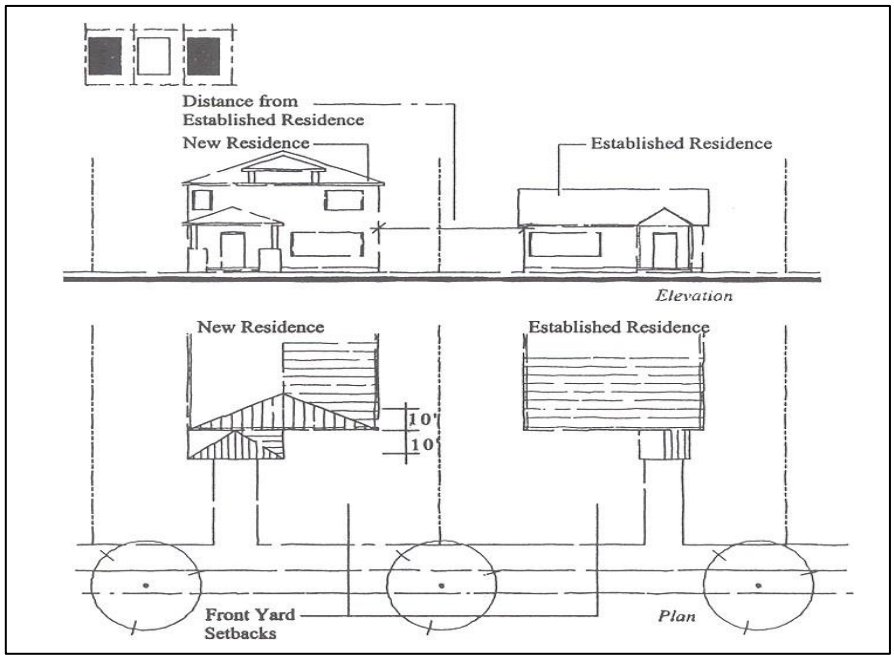
1) Eaves, chimneys, bay windows, overhangs, and similar architectural features may encroach into setbacks by no more than 3 feet.
2) Porches, decks and similar structures not exceeding 36 inches in height may encroach into setbacks by no more than 6 feet, subject to the front yard setback provisions in "A".
3) Accessory structures of 200 square feet or less shall meet the provisions contained in 2.1.190 (F).
4) Walls and fences may be placed on property lines, subject to the standards in Chapter 3.2 - Landscaping and Fences and Walls. Walls and fences within front yards shall additionally comply with the vision clearance standards in Section 3.1.200.

2.1.120 - Building Setbacks *(continued)*

E. Special Yards - Distance Between Buildings on the Same Lot.
To provide usable yard area and allow air circulation and light, the minimum distance between buildings on the same lot shall be at least one-half (½) the sum of the height of both buildings; provided, however, that in no case shall the distance be less than 10 feet. This requirement shall also apply to portions of the same buildings separated from each other by a court, landscape yard, or other open space.

F. Setbacks for Infill Housing in Established Residential Areas.
"Established residential area" means an area within the Residential District that was platted prior to the effective date of this ordinance. In such areas, the following setback standards shall apply:

Figure 2.1.120F - Infill/Established Residential Area Setbacks



2.1.120 – Building Setbacks *(continued)*

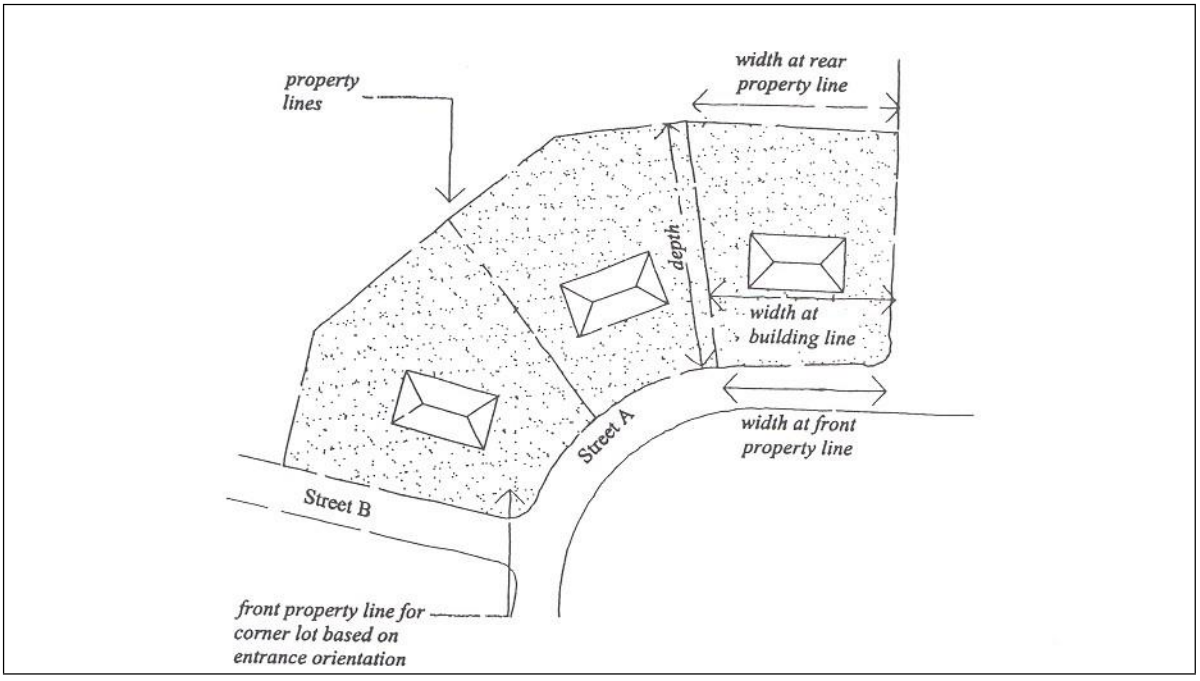
1. When an existing single family residence on the same street is located within 40 feet of the subject site, a front yard setback similar to that of the nearest single family residence shall be used. "Similar" means the setback is within 5 feet of the setback provided by the nearest single family residence on the same street. For example, if the existing single family residence has a front yard setback 20 feet, then the new building shall have a front yard setback between 15 feet and 25 feet. If the new building is to be located between two existing residences, then the setback for the new building shall be based on the average setback of both adjacent residences, plus or minus 10 feet.

2. In no case shall a front yard setback be less than 10 feet. Zero-lot line houses shall comply with the standards for zero-lot line housing in Section 2.1.190.

3. The standards in 1-2 shall not be changed, except through a Class B Variance (i.e., to avoid significant trees, topographic constraints or other sensitive lands).

2.1.130 - Lot Area and Dimensions

Figure 2.1.130 - Lot Dimensions



Land Use	*Lot Area**	*Lot Width/Depth*	*Related Standards*
Detached Single Family Housing; Manufactured Homes on Lots	Minimum: 8,000 square feet, 6,300 square feet for lots with frontages over 80 feet.	Minimum Width: 70 feet, 30 feet for lots with a radius frontage, except for flag lots and lots served by private lanes (See Section 2.1.140) Maximum Depth: Three (3) times the lot width; except as may be required by this code (e.g., to protect sensitive lands, etc.) Minimum Depth: 70 feet as long as minimum lot area criteria is met	The average lot area and residential floor area in new developments shall conform to the standards in Section 2.1.150 - Building Size.
Two-and Three-Family Housing (duplex and tri-plex)	Minimum area for two-family: 8,000 square feet. Minimum area for Three-family: 9,000 square feet.	Minimum Width: 80 feet at front property line, except for flag lots and lots served by private lanes (See Section 2.1.140) Maximum Depth: Three (3) times the lot width; except as required to protect sensitive lands, etc.	The average lot area and residential floor area in new developments shall conform to the standards in Section 2.1.150 - Building Size.
Attached (Townhome) Single Family Housing	Minimum area: 3,000 square feet.	Minimum Width: 30 feet at front property line, except for flag lots and lots served by private lanes (See Section 2.1.140) Maximum Depth: Three (3) times the lot width except as may be required by this code (e.g., to protect sensitive lands, etc.)	The average lot area and residential floor area in new developments shall conform to the standards in Section 2.1.150 Building Size.
High-Density Detached Housing including manufactured homes and stick-built. This category is subject to the development and design standards in Section 2.1.700	Lot area /density shall be determined by building design, fire/life/safety design, the applicable lot coverage, floor area, building height standards, open space and parking requirements, etc.	Minimum Width: 30 feet. Also 30 feet for lots with a radius frontage, except for flag lots and lots served by private lanes (See Section 2.1.140.	The average lot area and residential floor area in new developments shall conform to the standards in Section 2.1.150 – Building Size.
Multi-family Housing (more than 3 units)	Minimum area: 10,000 square feet.	Minimum Width: 80 feet at front property line. Maximum Depth: None.	The maximum lot/parcel area is controlled by the Block Area standards in Chapter 3.1 - Access and Circulation.
Manufactured Home Parks	See Section 2.1.190 for Manufactured Home Park standards.		
Public and Institutional Uses	Minimum area: None.	Minimum Width: 60 feet at front property line. Maximum Depth: None.	The maximum lot/parcel area is controlled by the Block Area standards in Chapter 3.1 - Access and Circulation.

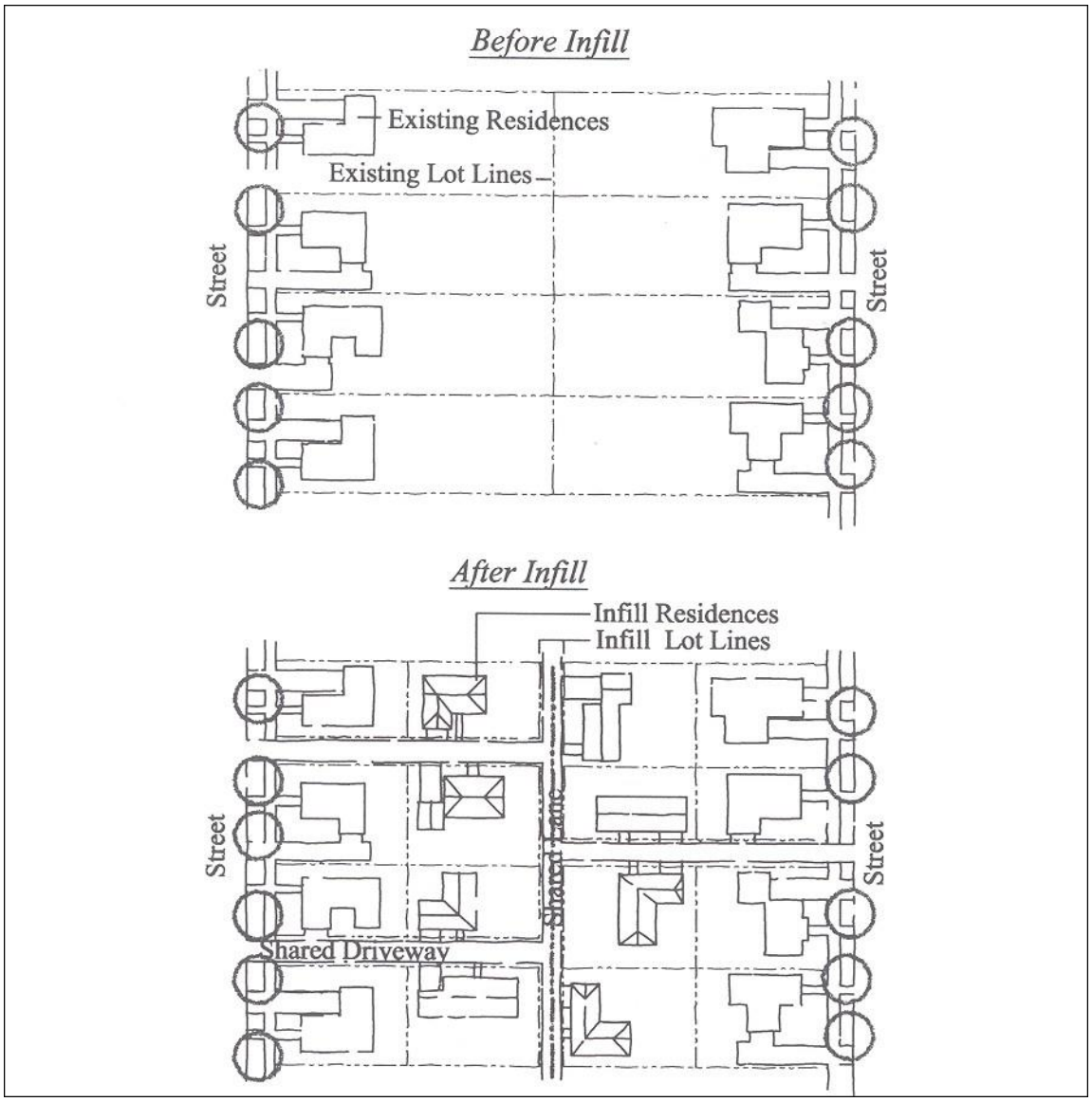
Residential Commercial Uses	Minimum area: None.	Minimum Width: 60 feet at front property line. Maximum Depth: None.	The maximum lot/parcel area is indirectly controlled by the floor area standards for Residential Commercial development, as provided in Section 2.1.200.

*Lot sizes in proposed subdivisions may be averaged so that average lot size is in this range.

2.1.140 - Flag Lots and Lots Accessed by Mid-Block Lanes

As shown below, some lots in existing neighborhoods may have standard widths but may be unusually deep compared to other lots in the area. Essentially unused space at the back of a lot may provide room for one or more lots for infill housing. Infill lots may be developed as "flag lots" or "mid-block developments", as defined below:

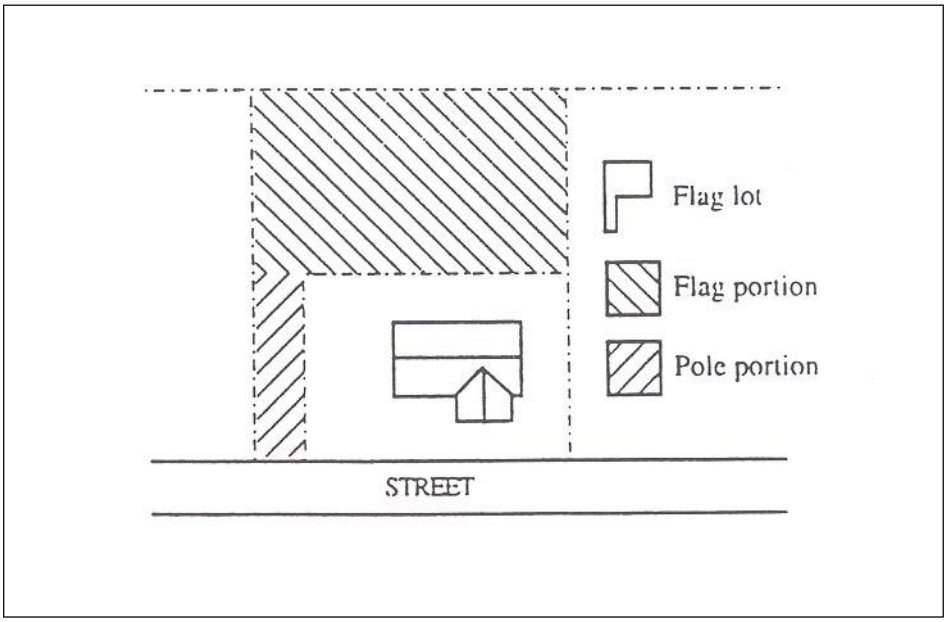
Figure 2.1.140A – Mid-block Infill



2.1.140 - Flag Lots and Lots Accessed by Mid-Block Lanes *(continued)*

A. Mid-block lanes. Lots may be developed without frontage onto a public street when lot access is provided by a series of mid-block lanes, as shown above. Mid-block lanes shall be required whenever practicable as an alternative to approving flag lots. The lanes shall meet the standards for alleys, per Chapter 3.4.100, and subsections C-F, below.

Figure 2.1.140B - Flag Lot (Typical)



B. Flag lots. Flag lots may be created only when mid-block lanes cannot be extended to serve future development. A flag lot ~~driveway~~ may serve no more than two (2) dwelling units, including accessory dwellings and dwellings on individual lots, unless Uniform Fire Code (UFC) standards are met for more units. When UFC standards are met, the maximum number of dwellings shall be six (6). A drive serving more than one lot shall have a reciprocal access and maintenance easement recorded for all lots. No fence, structure or other obstacle shall be placed within the drive area.

C. Driveway and lane width. The minimum width of all shared drives and lanes shall be 12 feet; the maximum width is 20 feet, except as required by the Uniform Fire Code.

D. Dedication of drive lane. The owner shall dedicate 12 feet of right-of-way or record a 12 foot wide easement (i.e., 6 feet from each property sharing a drive) for vehicle access similar to an alley. Dedication or recording, as applicable, shall be so indicated on the face of the subdivision or partition plat.

E Maximum drive lane length. The maximum drive lane length is subject to requirements of the Uniform Fire Code, but shall not exceed 150 feet for a shared side drive, and 400 feet for a shared rear lane.

2.1.140 - Flag Lots and Lots Accessed by Mid-Block Lanes *(continued)*

F. **Future street plans**. Building placement and alignment of shared drives shall be designed so that future street connections can be made as surrounding properties develop (i.e., as shown in Figure 2.1.140A).

G. **Flag lot access.** Flag lots shall not be permitted when the result would be to increase the number of properties requiring direct and individual access connections to the State Highway system or other arterials.

H. **Waiver of Remonstrance.** A waiver is required for all utility improvements. Utility upgrade may be required for approval.

2.1.150 - Maximum Lot Coverage

A. **Maximum Lot Coverage.** The following maximum lot coverage standards shall apply to all development in this district:

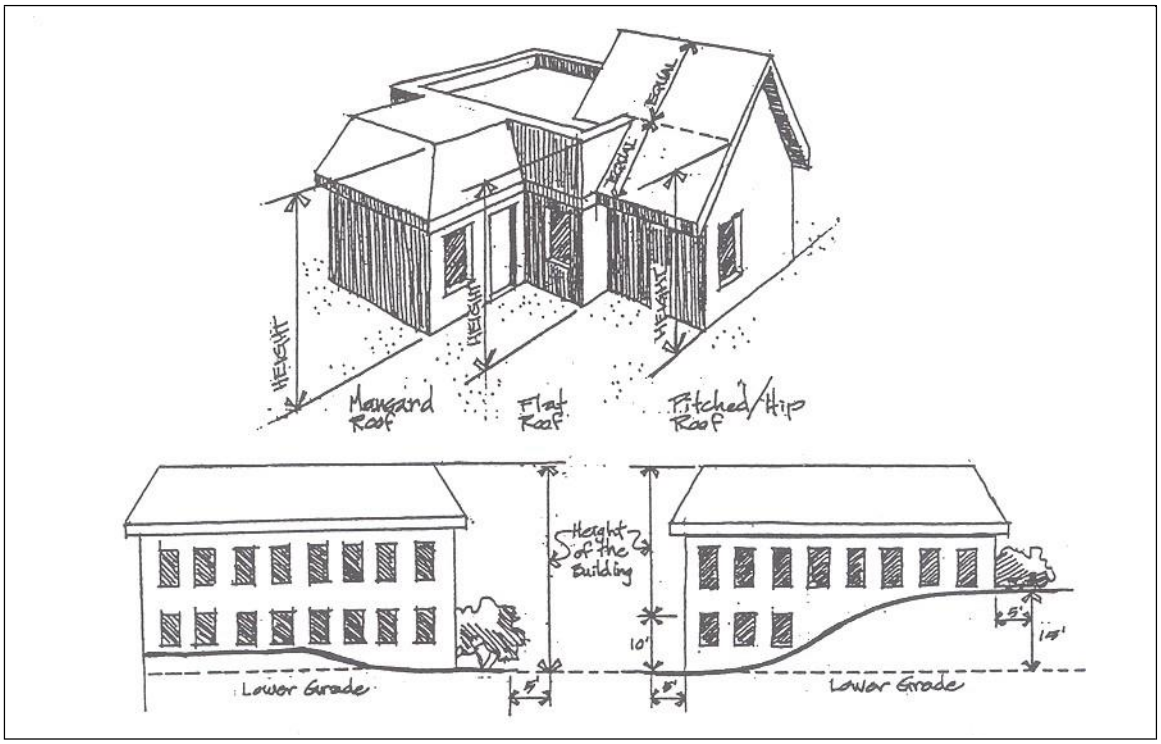
1. Single Family Detached Houses - 40 percent
2. Duplexes and Triplexes - 60 percent
3. Single Family Attached Townhomes - 60 percent
~~3.~~4. High-Density Detached Dwellings, including manufactured homes – 60 percent
~~4.~~5. Multiple Family Housing - 60 percent
~~5.~~6. Neighborhood Commercial and Public/Institutional Uses - 80 percent

B. **Lot Coverage Defined.** "Lot Coverage" means all areas of a lot or parcel covered by buildings (as defined by foundation perimeters) and other structures with surfaces greater than 36 inches above the finished grade.

C. **Compliance.** Compliance with other sections of this code may preclude development of the maximum lot coverage for some land uses.

2.1.160 - Building Height

Figure 2.1.160 - Building Height Measurement (Composite of Several Roof Forms)



The following building height standards are intended to promote land use compatibility and support the principle of neighborhood-scale design:

A. <u>Building Height Standard</u>. Buildings within the Residential District shall be no more than 35 feet for gabled roofs; 30 foot for flat roofs or 2 ½ stories high, whichever is greater, and buildings within the Multi-family Sub District may be up to 30 feet or 3 stories. Building height may be restricted to less than these maximums when necessary to comply with the Building Height Transition standard in "C" below. Not included in the maximum height are: chimneys, bell towers, steeples, roof equipment, flagpoles, and similar features which are not for human occupancy.

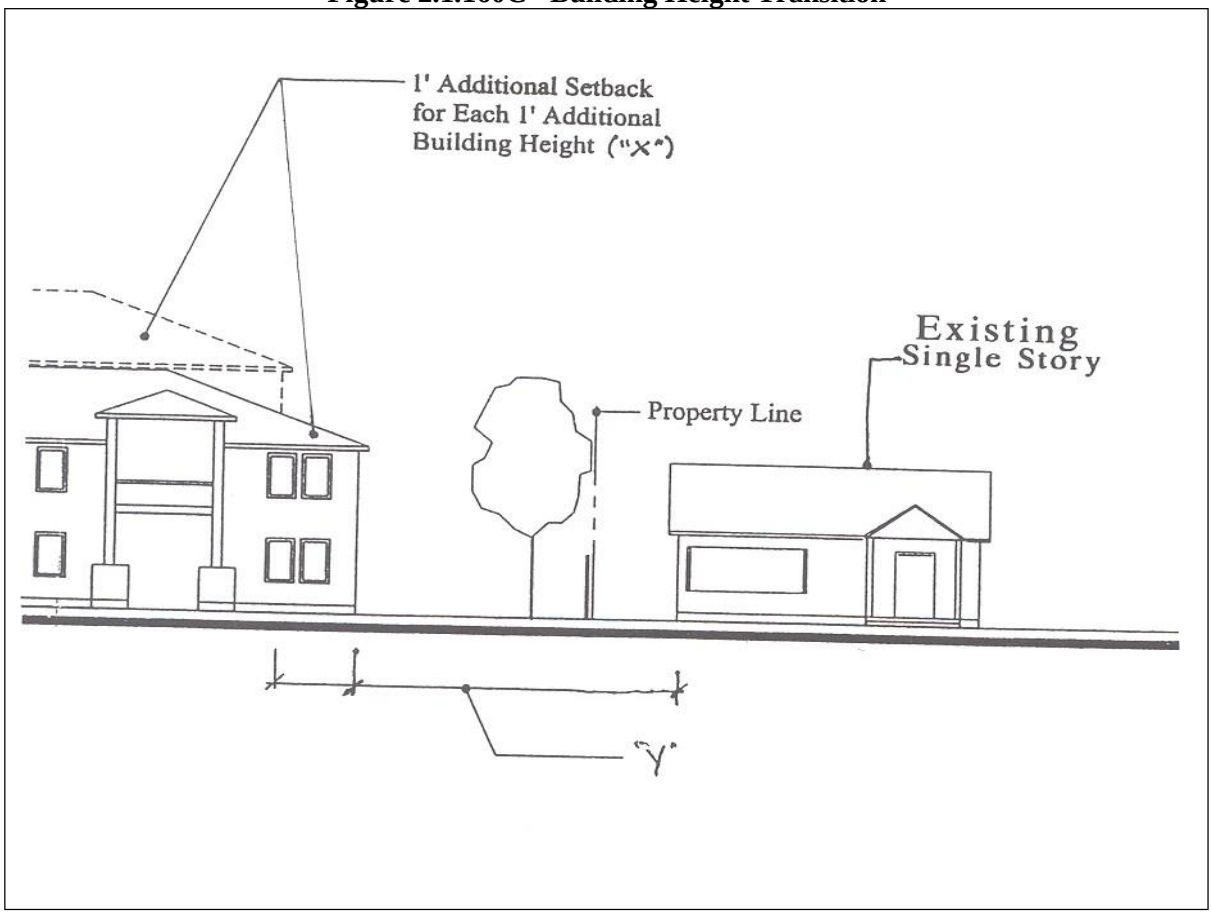
B. <u>Method of Measurement</u>. "Building height" is measured as the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof (See above examples). The reference datum shall be selected by either of the following, whichever yields a greater height of building:

a. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of an exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade;

2.1.160 - Building Height *(continued)*

b. An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in subsection 'a' is more than 10 feet above the lowest grade. The height of a stepped or terraced building is the maximum height of any segment of the building.

Figure 2.1.160C - Building Height Transition



C. Building Height Transition. To provide compatible building scale and privacy between developments, taller buildings shall "step-down" to create a building height transition to adjacent single-story building(s).

1. This standard applies to new and vertically expanded buildings within 20 feet (as measured horizontally) of an existing single-story building with a height of 20 feet or less, as shown above.

2. The building height transition standard is met when the height of the taller building ("x") does not exceed one (1) foot of height for every one (1) foot separating the two buildings ("y"), as shown above.

2.1.170 - Building Orientation

Typical Building Orientation
(Illustrations on following pages)

A. Purpose. The following standards are intended to orient buildings close to the street to promote human-scale development, slow traffic down, and encourage walking in neighborhoods. Placing residences and other buildings close to the street also encourages security and safety by having more "eyes-on-the-street".

B. Applicability. This section applies to: single-family dwellings, including manufactured houses, duplexes, and attached townhomes that are subject to Site Design Review (3 or more attached units); multi-family housing; neighborhood commercial buildings; and public and institutional buildings.

C. Building orientation standards. All developments listed in "B" shall be oriented to a street. The building orientation standard is met when all of the following criteria are met:

1. Compliance with the setback standards in Section 2.1.120.

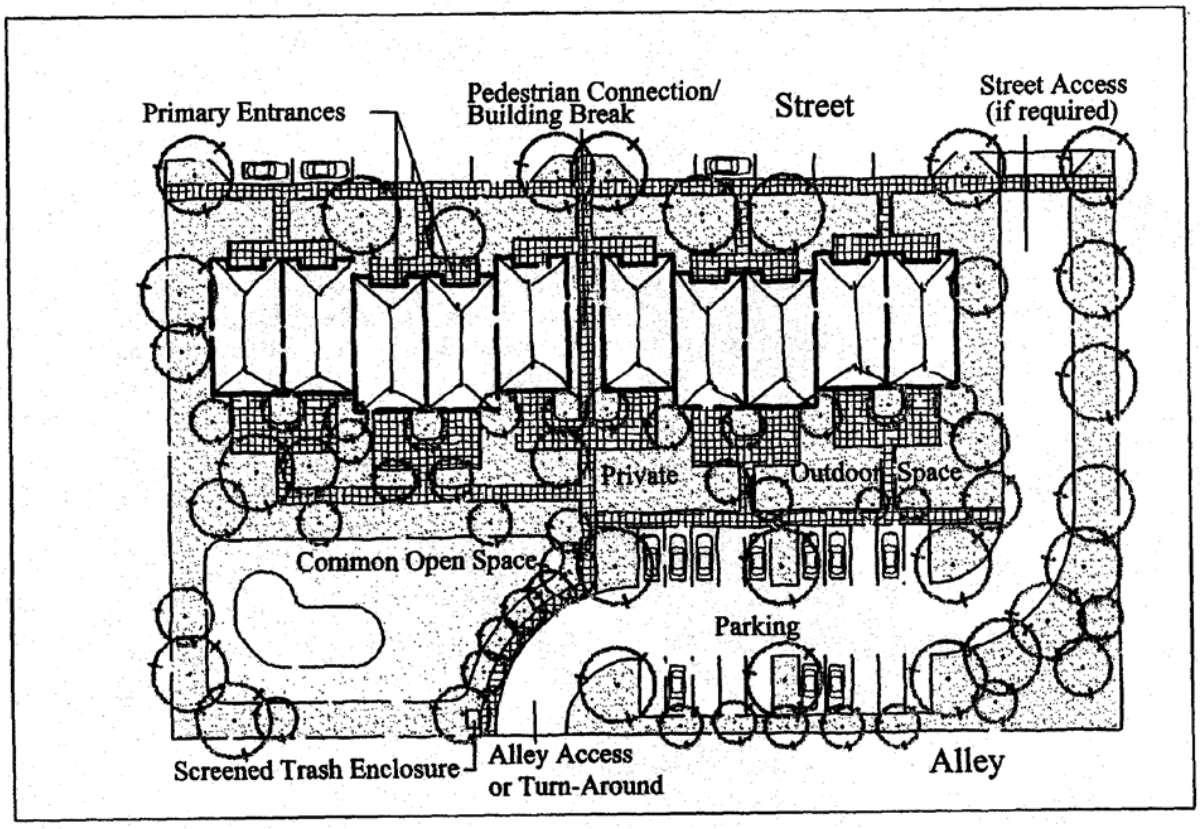
2. All buildings shall have their primary entrance(s) oriented to the street. Multi-family and Neighborhood Commercial building entrances may include entrances to individual units, lobby entrances, or breezeway/courtyard entrances (i.e., to a cluster of units or commercial spaces). Alternatively, a multi-family building may have its entrance oriented to a side yard when a direct pedestrian walkway is provided between the building entrance and the street in accordance with the standards in Chapter 3.1 – Access and Circulation. In this case, at least one entrance shall be provided not more than 20 feet from the closest sidewalk or street.

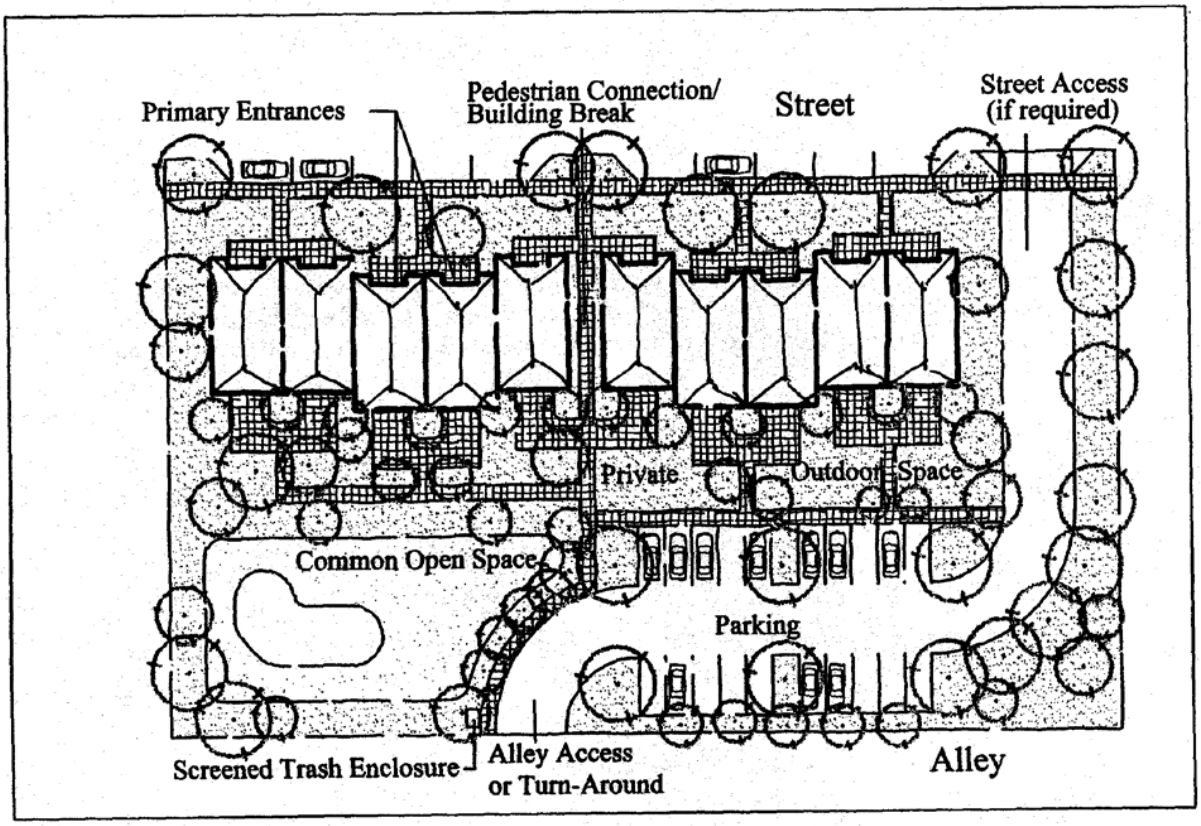
3. Off-street parking, driveways, and other vehicle areas shall not be placed between streets and buildings. Single-family dwellings, including manufactured houses, duplexes, and attached townhouses, are excepted from this standard.

D. Public Buildings. The standard shall not apply to buildings which do not receive the public (e.g., buildings used solely for storage or for housing mechanical equipment; and similar uses.)

2.1.170 - Building Orientation *(continued)*

Figure 2.1.170A
Multifamily/Attached Housing – Building Orientation




Primary Entrances
Pedestrian Connection/
Building Break
Street
Street Access
(if required)
Private
Outdoor Space
Common Open Space
Parking
Screened Trash Enclosure
Alley Access
or Turn-Around
Alley

2.1.170 - Building Orientation *(continued)*

Figure 2.1.170B
Neighborhood Commercial Building – Building Orientation

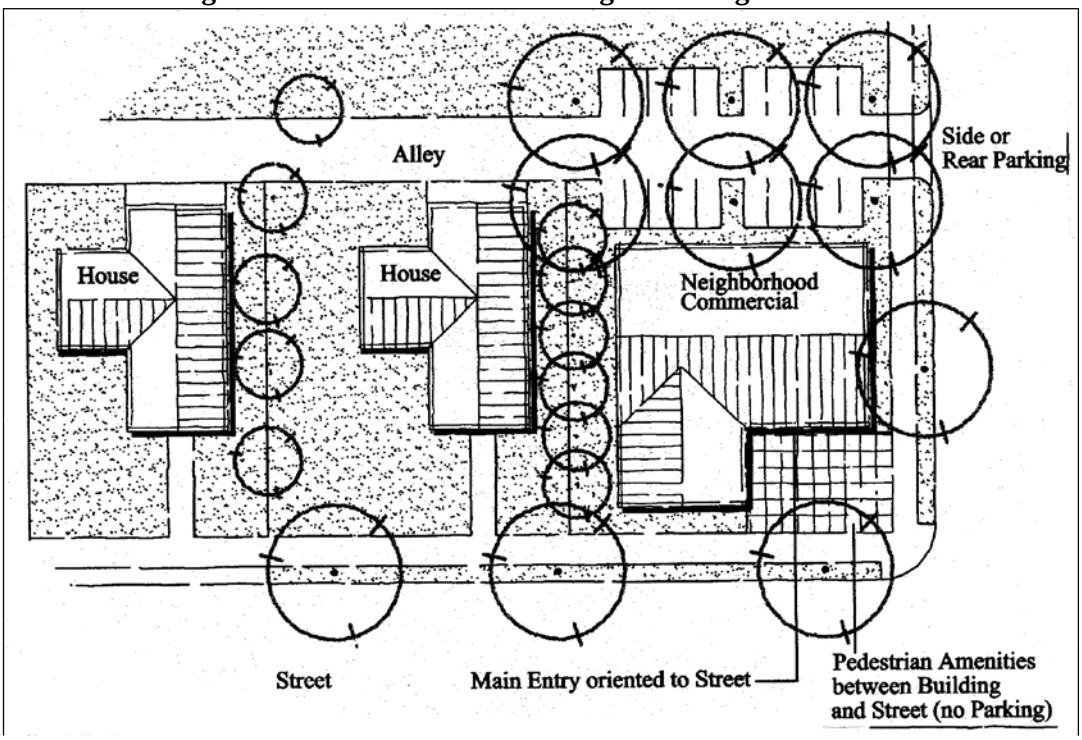
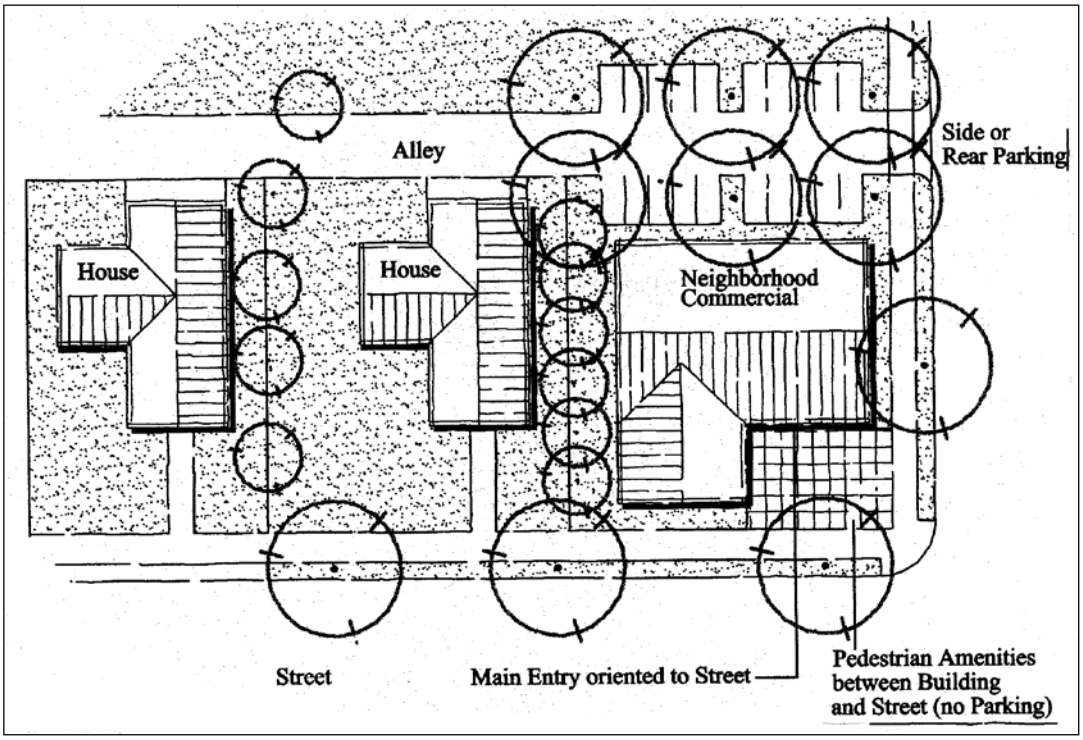


Figure 2.1.170B Neighborhood Commercial Building – Building Orientation



2.1.180 – Design Standards

A. Purpose. The architectural standards are intended to provide detailed, human-scale design, while affording flexibility to use a variety of building styles.

B. Applicability. This section applies to all of the following types of buildings, and shall be applied during Site Design Review:

a. Duplexes and Triplexes
b. Single family attached townhomes which are subject to Site Design Review (3 or more attached units)];
c. Multi-family housing;
d. Public and institutional buildings;
e. Neighborhood Commercial and mixed use buildings; and
f. Single Family Residential, Section 2.1.180 (C) (4)

C. Standards. As noted in 2.1.180 (B) all buildings which are subject to this Section shall comply with all of the following standards. The graphics provided with each standard are intended to show examples of how to comply. Other building styles and designs can be used to comply, so long as they are consistent with the text of this section. An architectural feature (i.e., as shown in the graphics) may be used to comply with more than one standard.

Figure 2.1.180C(1) - Building Form (Multi-family Housing Example)

2.1.180 – Design Standards *(continued)*

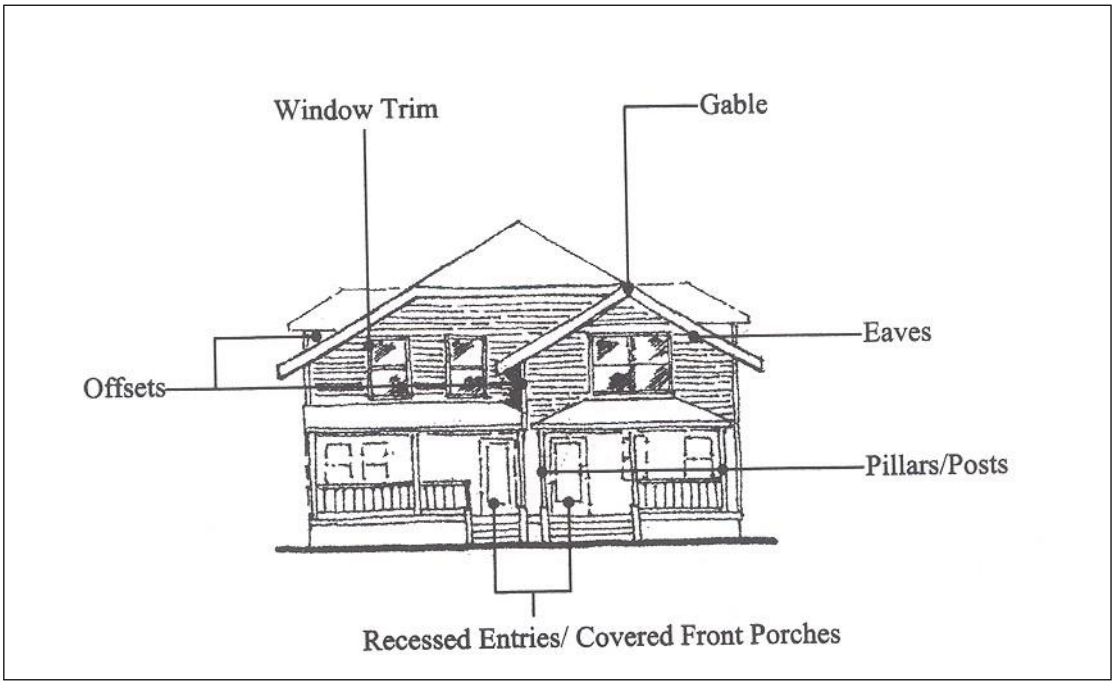
1. Building Form. The continuous horizontal distance (i.e., as measured from end-wall to end-wall) of individual buildings (single family residential units) shall not exceed 80 feet on more than two horizontal distance measurements. Duplexes and Triplexes reviewed by a Type I decision process in accordance with Section 4.2.200(B) shall not exceed 30 feet per living unit on more than two horizontal distance measurements. Duplexes and Triplexes reviewed by a Type II decision process in accordance with Section 4.2.400 shall not exceed 40 feet per living unit on more than two horizontal distance measurements. Multi-family buildings (more than 3 units) reviewed by a Type III decision process in accordance with Section 4.2.400(B) shall be not exceed 35 feet per living unit for no more than 4 units and shall be no more than 1 unit in depth. Alternative building designs meeting the Boardman Comprehensive Plan policies and the intent of Boardman Development Code Standards shall be considered through the Type III decision process, consistent with the Boardman Comprehensive Plan Chapter 10 – Housing, Policy 9, which states; *"The City shall give consideration to development of alternative residential construction both in form and layout for such reasons as aesthetics, energy conservation, reduced development costs and provision of open space."*

2. All buildings shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces, as shown in Figure 2.1.180(C)(1). Along the vertical face of a structure, such features shall occur at a minimum of every 40 feet, and on each floor shall contain at least two of the following features:

    a. Recess (e.g., deck, patio, courtyard, entrance or similar feature) that has a minimum depth of 6 feet;
    b. Extension (e.g., floor area, deck, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or
    c. Offsets or breaks in roof elevation of 2 feet or greater in height.

3. Eyes on the Street. All building elevations visible from a street right of way shall provide doors, porches, balconies, and/or windows. A minimum of 60 percent of front (i.e., street-facing) elevations, and a minimum of 30 percent of side and rear building elevations shall meet this standard. "Percent of elevation" is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. The standard applies to each full and partial building story.

Figure 2.1.180C(2) - Examples of Architectural Details


Window Trim
Gable
Eaves
Offsets
Pillars/Posts
Recessed Entries/ Covered Front Porches

2.1.180 – Design Standards *(continued)*

- Detailed Design. All buildings shall provide detailed design along all elevations (i.e., front, rear and sides). Detailed design shall be provided by using at least 5 of the following architectural features on all elevations, as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):

  a. Dormers

  b. Gables

  c. Recessed entries

  d. Covered porch entries

  e. Cupolas or towers

  f. Pillars or posts

  g. Eaves (minimum 6-inch projection)

  h. Off-sets in building face or roof (minimum 16 inches)

  i. Window trim (minimum 4-inches wide)

  j. Bay windows

  k. Balconies

  l. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features)

  m. Decorative cornices and roof lines (e.g., for flat roofs)

  n. An alternative feature providing visual relief, similar to options a-m.

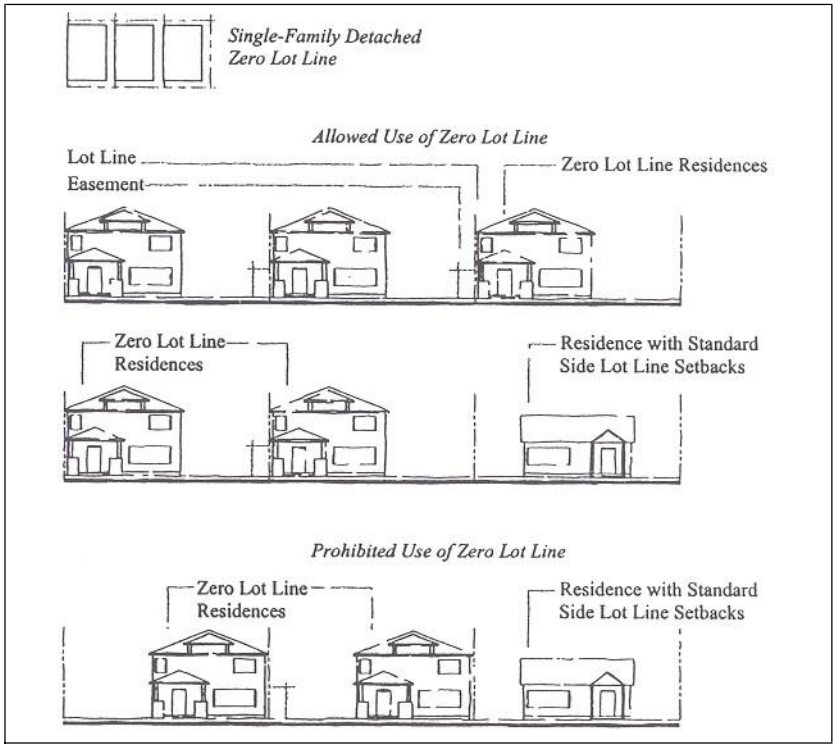
- Garages & Carports. The home shall have a carport or garage constructed of like exterior materials, concrete or asphalt floor, and concrete or asphalt driveway from the street to the structure. The City may require an attached or detached garage where that would be consistent with the predominant construction of immediately surrounding residences.

2.1.190 - Special Standards for Certain Uses

This section supplements the standards contained Sections 2.1.100 through 2.1.190. It provides standards for the following land uses in order to control the scale and compatibility of those uses within the Residential District:

A. Zero-lot line (single family home). "Zero-lot line" houses are subject to the same standards as single family housing, except that a side yard setback is not required on one side of a typical lot (as shown below). This type of housing is permitted to allow development on smaller (i.e., narrower) lots and still provide usable outdoor living area in side-oriented yards. The following standards are intended to promote compatibility and privacy between adjacent buildings and allow for building maintenance:

Figure 2.1.200A – Zero-Lot Line Housing



1. Setbacks Adjacent to Non-Zero Lot Line Development. When a zero-lot line house shares a side property line with a non-zero lot line development, the zero-lot line building shall be setback from the common property line by a minimum of 10 feet;

2. Construction and Maintenance Easement. Prior to building permit approval, the applicant shall submit a copy of a recorded easement for every zero-lot line house that guarantees rights for the purpose of construction and maintenance of structures and yards. The easement shall stipulate that no fence or other obstruction shall be placed in a manner that would prevent maintenance of structures on the subject lot; and

2.1.190 - Special Standards for Certain Uses *(continued)*

3. Buffering. The building placement, landscaping, and/or design of windows shall provide a buffer for the occupants of abutting lots. For example, this standard is met by placing ground-floor windows (along the zero setback) above sight lines with direct views into adjacent yards, or by directing views away from yards (e.g., bay window), or by using frosted/non-see-through windows, as necessary.

B. Manufactured homes on individual lots. Manufactured homes are permitted on individual lots, subject to all of the following design standards, consistent with ORS 197.307(5). Exception: The following standards do not apply to units which were placed on lots within the City prior to the effective date of this ordinance.

1. Floor Plan. The manufactured home shall be multi-sectional and have an enclosed floor area of not less than 1,000 sq. ft;

2. Roof. The manufactured home shall have a pitched roof with a slope not less than 3 feet in height for each 12 feet in width (14 degrees);

3. Residential Building Materials. The manufactured home shall have exterior siding and roofing which in color, material and appearance are similar or superior to the exterior siding and roof material used on nearby residences (e.g., horizontal wood or wood-appearance siding is considered "superior" to metal siding and roofing and vertical siding);

4. Garages and Carports. The manufactured home shall have a carport or a garage constructed of like exterior materials, concrete or asphalt floor, and concrete or asphalt driveway from the street to the structure. The City may require an attached or detached garage where that would be consistent with the predominant construction of immediately surrounding residences;

5. Thermal Envelope. The manufactured home shall be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single-family dwelling constructed under the State Building Code. Evidence demonstrating that the manufactured home meets "Super Good Cents" energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement. Additional manufacturer's certification shall not be required;

6. Placement. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 16 inches above grade, and complying with the minimum set-up standards of the adopted state Administrative Rules for Manufactured Dwellings, Chapter 918. Where the building site has a sloped grade, no more than 12 inches of the enclosing material shall be exposed on the uphill side of the home;

7. Foundation Skirt. The foundation area of the manufactured home shall be fully skirted with only 12 inches showing; and

8. Prohibited. The manufactured home shall not be located in a designated historic district.

2.1.190 - Special Standards for Certain Uses *(continued)*

C. Residential care homes and facilities. Residential care homes and facilities are residential treatment or training homes or facilities or adult foster homes licensed by the State of Oregon. They may provide residential care alone, or in conjunction with treatment and/or training, for 5 or fewer individuals ("homes) or 6 to 15 individuals ("facilities") who need not be related. Staff persons required to meet State licensing requirements shall not be counted in the number of facility residents and need not be related to each other or the residents. Residential care homes and facilities shall comply with the following standards, consistent with ORS 197.660-670:

1. Licensing. All residential care homes shall be duly licensed by the State of Oregon.

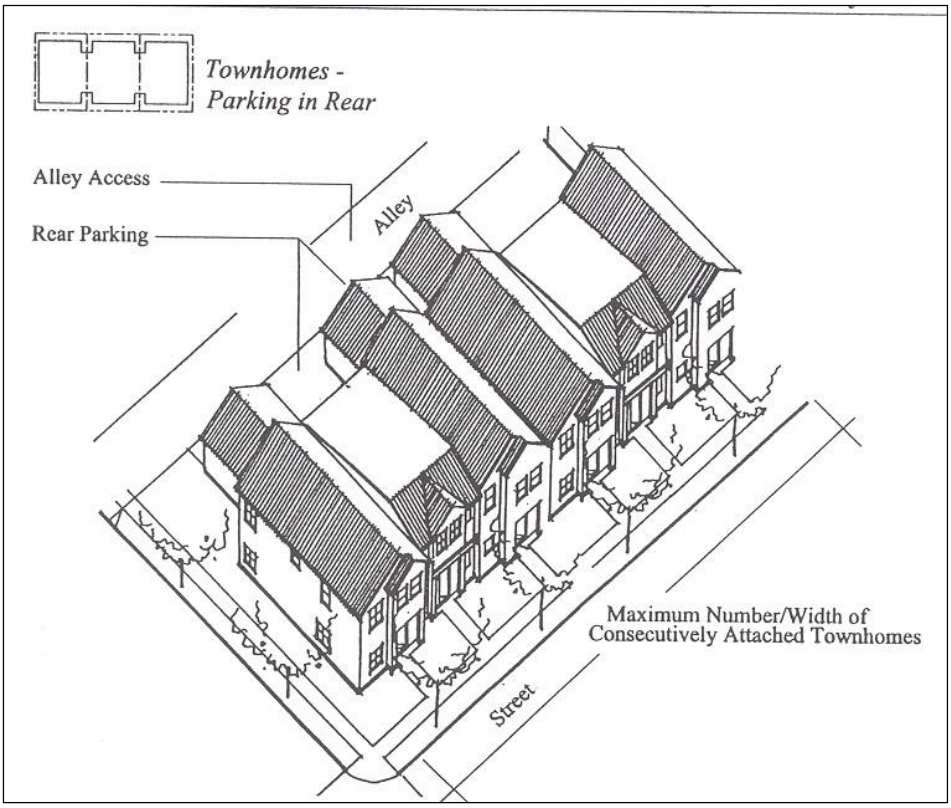
2. Development Review. Development review shall be required for new structures to be used as residential care homes or facilities, and for conversion of an existing residence to be used as a residential care home, to ensure compliance with the licensing, parking, and other requirements of this Code.

D. Single-family attached (townhomes), Duplexes and Triplexes. Single-family attached housing (townhome units on individual lots), duplex and triplex developments shall comply with the standards in 1-4, below. The standards are intended to control development scale; avoid or minimize impacts associated with traffic, parking, and design compatibility; and ensure management and maintenance of common areas.

1. Duplex and triplex units may exceed building height requirements upon Planning Commission approval of a Conditional Use permit in a Type III Procedure consistent with Boardman Development Code 4.1.500.

2.1.190 - Special Standards for Certain Uses *(continued)*

Figure 2.1.200E(2) – Townhomes and Multiplex Housing With Alley Access

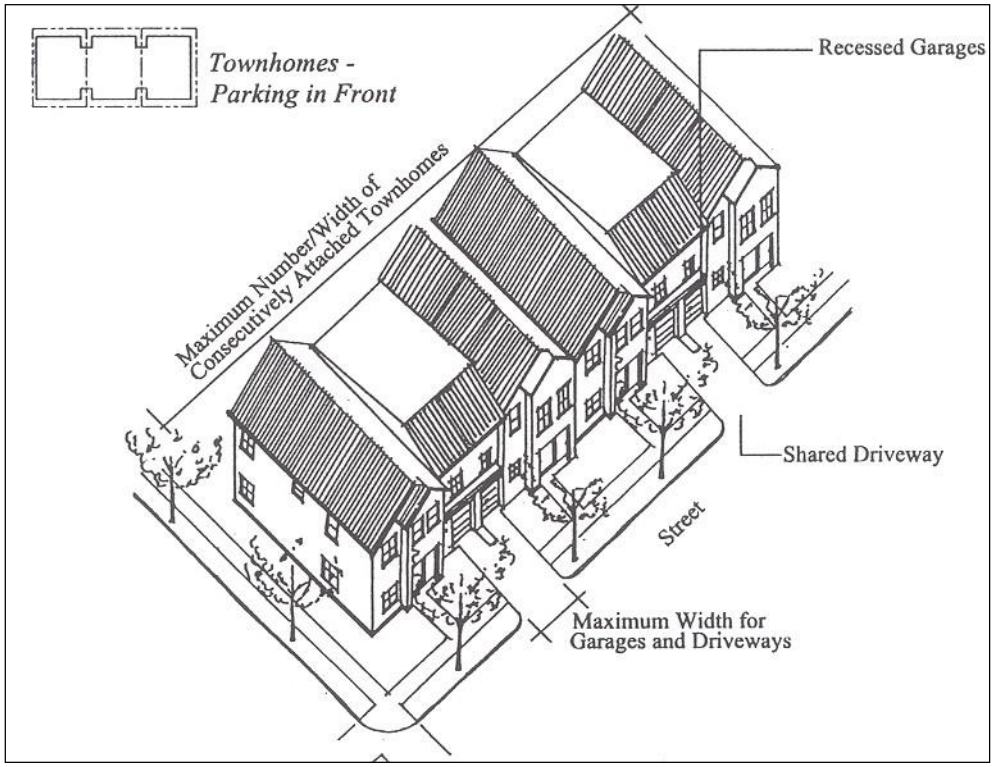


1. Building Mass Supplemental Standard. Within the Residential District, the number and width of consecutively attached townhomes (i.e., with attached walls at property line) shall not exceed 4 units; within the Multi-family Sub District, the number and width of consecutively attached townhome units shall not exceed 6 units.

2. Alley Access. Townhome, duplex and triplex subdivisions (4 or more lots) shall receive vehicle access only from a rear alley. Alley(s) shall be created at the time of subdivision approval, in accordance with Chapter 3.4.100 - Transportation Standards, and Chapter 4.3 - Land Divisions. Alleys are not required when existing development patterns or topography make construction of an alley impracticable (See #3 for standards). As necessary, the City shall require dedication of right-of-way or easements and construction of pathways between townhome lots (e.g., between building breaks) to implement the standards in Chapter 3.1-Access and Circulation.

2.1.190 - Special Standards for Certain Uses *(continued)*

Figure 2.1.200E(3) - Townhomes and Multiplex Housing With Street Access



3. Street Access Developments. Townhomes, duplexes and triplexes receiving access directly from a public or private street shall comply with all of the following standards, in order to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the streets, provide more curb space for on-street parking, and minimize paved surfaces for better storm water management.

2.1.190 - Special Standards for Certain Uses *(continued)*

a. When garages face the street, they shall be recessed behind the front elevation (i.e., living area or covered front porch) by a minimum of 4 feet.

b. The maximum allowable driveway width facing the street is 12 feet per dwelling unit. The maximum combined garage width per unit is 50 percent of the total building width. For example, a 24-foot wide unit may have one 12-foot wide recessed garaged facing the street.

c. Two adjacent garages shall share one driveway when individual driveways would otherwise be separated by less than 20 feet (i.e., the width of one on-street parking space). When a driveway serves more than one lot, the developer shall record an access and maintenance easement/agreement to benefit each lot, prior to building permit issuance.

4. Common Areas. "Common areas" (e.g., landscaping in private tracts, shared driveways, private alleys, and similar uses) may be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions shall be recorded and provided to the City prior to building permit approval.

E. Public and Institutional Land Uses. Public and institutional uses (as listed in Table 2.1.110.A) are allowed in the Residential District subject to the following land use standards, which are intended to control the scale of these developments and their compatibility with nearby residences:

1. Development Site Area. The maximum development site area shall be 4 acres, except that this standard shall not apply to parks and open space uses. Larger developments may be approved as a Conditional Use, in accordance with Chapter 4.4 - Conditional Use Permits, or as part of a Master Planned Development, in accordance with Chapter 4.5.

2. Building Mass. The maximum width or length of a multiple family building shall not exceed 100 feet (from end-wall to end-wall), except that this standard may be increased through the approval of a Conditional Use Permit, or as part of a Master Planned Development.

3. Telecommunications Equipment. Telecommunications equipment (e.g., cell towers and antennae) shall comply with the standards of Chapter 3.6.200.

4. Vehicle Areas and Trash Receptacles. All vehicle areas (i.e., parking, drives, storage, etc.) and trash receptacles shall be oriented away from adjacent residences to the greatest extent practicable, and shall be screened with an evergreen hedge or solid fence or wall of not less than 6 feet in height.

2.1.190 - Special Standards for Certain Uses *(continued)*

F. Accessory Uses and Structures. Accessory uses and structures are of a nature customarily incidental and subordinate to the principal use or structure on the same lot. Typical accessory structures in the Residential District include detached garages, sheds, workshops, green houses and similar structures. All accessory structures shall comply with all of the following standards: (For standards applicable to Accessory Dwellings, please refer to Section 2.1.200.B.)

1. Primary use required. An accessory structure shall not be allowed before or without another permitted use (e.g., as listed in Table 2.1.110.A).

2. Setbacks.
   a) Accessory structures shall meet setbacks identified in 2.1.120 unless identified otherwise in 2.1.190(F)(2)(b-d) below.
   b) Accessory structures of 40 square feet or fewer are allowed to be located in a rear yard or side yard abutting a primary structure. Abutting an accessory structure to a primary structure is allowed provided 6 feet are allowed for emergency access, as measured from the wall nearest the property line of the accessory structure to the property line and no through wall openings (doors, windows, vents, etc.) in the primary structure are obscured or covered by the accessory structure.
   c) Accessory structures of 41-200 square feet or less in size are allowed 1 foot rear yard setback and 1 foot side yard setback when placed in the rear yard of a lot, as long as structural features, such as eaves, do not encroach on adjacent properties.
   d) Accessory building shall not be placed within ten (10) feet of any primary structure on the lot or adjacent lots with the exceptions noted in 2.1.190 (F)(2)(a-c) above.

3. The accessory structure shall be of a compatible and complimentary nature to the primary structure and be consistent with of the detail design criteria identified in Section 2.1.180 (C)(3) – Detailed Design. Accessory structures under 200 square feet shall meet at least one (1) of the design criteria identified in 2.1.180 (C)(3).

4. Restrictions. A structure shall not be placed over an easement that prohibits such placement. No structure shall encroach into the public right-of-way.

5. Placement in easement. Only a portable accessory structure of 200 square feet or less in size may be placed in an easement with the approval of the utilities affected within the easement. Letters of approval from the utility must be submitted to the City for approval of this type of placement.

6. Compliance with land division standards. The owner may be required to remove an accessory structure as a condition of land division approval when removal of the structure is necessary to comply with setback standards.

7. Floor Area. The floor area of the accessory structure shall not exceed 1200 square feet;

8. Building Height. The building height of detached accessory structure shall not exceed 25 feet, as measured in accordance with Section 2.1.160; and

2.1.190 – Special Standards for Certain Uses *(continued)*

9. Buffering. A minimum 4-foot hedge or fence may be required to screen the accessory structure from dwellings on adjacent lots, unless a similar screen is provided or the distance to adjacent dwelling(s) is greater than 50 feet.

G. Bed and Breakfast Inns and Vacation Rentals.

1. Purpose. The purpose of this section is to provide standards for the establishment of a bed and breakfast inn.

2. Accessory Use. A bed and breakfast inn must be accessory to a household already occupying the structure as a residence.

3. Maximum size. The bed and breakfast structure is limited to a maximum of 4 bedrooms for guests and a maximum of 6 guests per night.
4. Employees. The bed and breakfast facility may have up to 2 non-resident employees for the facility.
5. Food Service. Food services may only be provided to overnight guests of the bed and breakfast inn.
6. Owner-occupied. The bed and breakfast inn shall be owner-occupied and shall maintain the exterior physical characteristics of a single-family dwelling. No separate structures shall be allowed (except for usual residential accessory buildings such as sheds, or detached garages).
7. Signs. Signs must meet the standards in Chapter 3.6.500, Signs.
8. Monitoring. All bed and breakfast inns must maintain a guest log book. It must include the names and home addresses of guests, guests' license plate numbers if travelling by car, dates of stay and the room number of each guest. The log must be available for inspection by City staff upon request.

H. Master Planned Neighborhood Development

1. Purpose and intent. The purpose of this Section is to ensure the development of fully integrated, mixed-use pedestrian-oriented neighborhoods. The intent is to minimize traffic congestion, urban and suburban sprawl, infrastructure costs, and environmental degradation, particularly as new development takes place on large parcels of land.
2. Applicability. This Section applies to:
   a. Parcels, and development sites with more than one parcel, in the Residential District which are 20 acres or larger; and
   b. Development sites in the Residential District which are planned in accordance with the procedures in Chapter 4.5.
3. Master plan required. Prior to land division approval, a master plan shall be prepared for all sites meeting the criteria in subsection 2. Master plans shall follow the procedures in Chapter 4.5 - Master Planned Developments.
4. Land use and design standards. Master Planned Neighborhood Developments shall be evaluated based on the criteria in Chapter 4.5, and shall be consistent with the following design principles:
   a. All neighborhoods have identifiable centers and outer boundaries;
   b. Edge lots are readily accessible to Residential Commercial and recreational uses by walking and bicycling (a distance not greater than one-quarter mile);
   c. Uses and housing types are mixed and in close proximity to one another;
   d. Streets are connected and blocks are small (e.g., between 200-600 feet in length; with a maximum perimeter of 1,600 feet);

2.1.190 – Special Standards for Certain Uses *(continued)*

e. Civic buildings, monuments and open spaces (e.g., parks, squares, greenbelts, natural areas, etc.) are given prominent sites throughout the neighborhood.
f. Overall, the neighborhood plan achieves a housing density of 6 units per acre, in accordance with the Comprehensive Plan and Residential District standards.
g. Land needed for public use (e.g., schools, parks, fire stations, and other facilities) shall be designated on the master plan, in accordance with the Comprehensive Plan.
h. Common open space is provided for the residents as 30% of the net square footage of the site.

5. Implementation. Upon approval of a Neighborhood Development Master Plan, the development shall follow the Land Division procedures in Chapter 4.3, and the Site Design Review procedures in Chapter 4.2. Any modifications to the approved master plan shall be subject to the standards and procedures in Chapter 4.6 - Modifications.

I. Home Occupations.

1. Purpose and Intent. The purpose of this Section is to encourage those who are engaged in small commercial ventures which could not necessarily be sustained if it were necessary to lease commercial quarters, or which, by the nature of the venture, are appropriate in scale and impact to be operated within a residence. Home occupations are encouraged for their contribution in reducing the number of vehicle trips often generated by conventional businesses. They are permitted by right in all residential units (dwellings), subject to the following standards:

2. Appearance of Residence:

   a. The home occupation shall be restricted to lawfully built enclosed structures and be conducted in such a manner as not to give an outward appearance of a business.

   b. The home occupation shall not result in any structural alterations or additions to a structure that will change its primary use or building code occupancy classification.

   c. The home occupation shall not violate any conditions of development approval (i.e., prior development permit approval).

   d. No products and or equipment produced or used by the home occupation may be displayed to be visible from outside any structure.

3. Storage:

   a. Outside storage, visible from the public right-of-way or adjacent properties, is prohibited.

   b. On-site storage of hazardous materials (including toxic, explosive, noxious, combustible or flammable) beyond those normally incidental to residential use is prohibited.

   c. Storage of inventory or products and all other equipment, fixtures, and activities associated with the home occupation shall be allowed in any structure.

2.1.190 - Special Standards for Certain Uses *(continued)*

4. Employees:

   a. Other than family members residing within the dwelling located on the home occupation site, there shall be no more than one full time equivalent employee at the home occupation site at any given time. As used in this chapter, the term "home occupation site" means the lot on which the home occupation is conducted.

   b. Additional individuals may be employed by or associated with the home occupation, so long as they do not report to work or pick up/deliver at the home.

   c. The home occupation site shall not be used as a headquarters for the assembly of employees for instruction or other purposes, including dispatch to other locations.

5. Advertising and Signs: Signs shall comply with Chapter 3.6.5.

6. Vehicles, Parking and Traffic:

   a. One commercially-licensed vehicle associated with the home occupation is allowed at the home occupation site. It shall be of a size that will not encroach onto the public right-of-way, including the sidewalk and planter strip, when parked in the driveway or other location on the home occupation site.

   b. There shall be no more than three commercial vehicle deliveries to or from the home occupation site daily. There shall be no commercial vehicle deliveries during the hours of 7 p.m. to 7 a.m.

   c. There shall be no more than two client or customer vehicles at any one time and no more than eight per day at the home occupation site or in the right-of-way abutting the lot.

7. Business Hours. There shall be no restriction on business hours, except that clients or customers are permitted at the home occupation from 8 a.m. to 6 p.m. Monday through Friday subject to all provisions above.

8. Prohibited Home Occupation Uses:

   a. Any activity that produces radio or TV interference, noise, glare, vibration, smoke or odor beyond allowable levels as determined by local, state or federal standards, or that can be detected beyond the property line, is prohibited.

   b. Any activity involving on-site retail sales is prohibited, except that the sale of items that are incidental to a permitted home occupation is allowed. For example, the sale of lesson books or sheet music by music teachers, art or craft supplies by arts or crafts instructors, computer software by computer consultants, and similar incidental items for sale by home business are allowed subject to all provisions above.

2.1.190 - Special Standards for Certain Uses *(continued)*

c. Any uses described in this section or uses with similar objectionable impacts because of motor vehicle traffic, noise, glare, odor, dust, smoke or vibration, such as:

(1) Ambulance service;

(2) Animal hospital, veterinary services, kennels or animal boarding;

(3) Auto and other vehicle repair, including auto painting;

(4) Repair, reconditioning or storage of motorized vehicles, boats, recreational vehicles, airplanes or large equipment on-site.

9. Enforcement: The City Manager or his/her designee may visit and inspect the site of home occupations in accordance with this chapter periodically to insure compliance with all applicable regulations, during normal business hours, and with reasonable notice. Code violations shall be processed in accordance with Chapter 1.4 - Enforcement.

2.1.200 Residential Sub Districts

A. Sub Districts Authorized. Sub Districts provide needed land for land uses that may not otherwise be accommodated in the Residential District. The Comprehensive Plan identifies a need for residential farm uses, commercial services within residential neighborhoods, higher density housing, and multi-family housing. Therefore, the City has adopted the Future Urban, Multi-Family, and Manufactured Home Park Sub Districts to address these needs.

B. Applicability. Sub Districts are identified on the City's official zoning map. Properties designated with a Sub District shall comply with the provisions of the underlying Residential District, except as may be modified by this Section.

C. Conflicts. Where there are conflicts, the Sub District standards supercede the standards of section 2.1.100 to 2.1.190. Where there is no conflict, the standards of 2.1.190 shall also apply.

2.1.300 Future Urban Sub District (FU)

A. Purpose/Intent Statement. The purpose of this section is to preserve for future development at urban densities the Future Urban areas of the City as defined in the Comprehensive Plan.

B. Future Urban Sub District Standards.

1. Parcel size: The minimum parcel size for the FU Sub District is 10 acres, except for a school use, which may be a minimum of 5 acres.
2. Setbacks: The maximum/minimum front, side and rear setback for the Sub District is 20 feet.
3. Building height: The maximum height shall be two stories but shall not exceed 35 feet.
4. Lot Coverage. The maximum lot coverage in the FU Sub District shall be 50 percent.

2.1.300 Future Urban Sub District (FU) *(continued)*

5. Shadow Platting. The property owner presents a legally binding "shadow plat" dividing the remaining portion or entire parcel into future urban lots as permitted by underlying City zoning designations, and illustrating location of future internal roadways and easements. Properties zoned Residential District shall able to be divided into lots a minimum of 8,000 square feet.

6. The shadow plat shall follow the land division standards in Chapter 4.3.120.

C. Allowed Uses.

1. Detached single family dwellings.

2. Residential homes.

3. A mobile or manufactured home as a residence on an individual lot, subject to the provisions of Section 2.1.190.B.

4. Continuation of existing general farm uses, including:

a. Raising, harvesting, and selling of crops.

b. Feeding, breeding, selling and management of livestock, poultry, fur-bearing animals, or honeybees.

c. Selling of products of livestock, poultry, fur-bearing animals, or honeybees.

d. Dairying and selling of dairy products.

e. Preparation and storage of the products raised on such lands for human use and animal use.

f. Distribution by marketing or otherwise of products raised on such lands.

g. Any other agricultural use, horticultural use, animal husbandry, or any combination thereof.

h. Propagation or harvesting of a forest product.

i. Public and private conservation areas and structures for the conservation of water, soil, forest or wildlife habitat resources.

j. Fish and wildlife management program facilities.

D. Accessory Uses.

1. Home occupations, subject to the provisions of Section 4.9.200.

2. Accessory buildings and uses customarily incidental to any of the permitted primary uses.

2.1.300 Future Urban Sub District (FU) *(continued)*

3. Roadside stands, when located on the same property as the principal use, permitted when selling only those agricultural products that are produced in the surrounding community in which the stand is located.

4. Signs, as provided under Section 3.7.

5. Bed and Breakfast Inns and Vacation Rentals as defined in Section 2.1.100, subject to the major home occupation provisions under Section 2.1.100.

E. Conditional Uses.

1. The following conditional uses may be allowed in a Future Urban Sub District, subject to review by the Planning Commission, pursuant to Section 4.2.400. Approval shall not be granted unless the proposal satisfies all of the criteria under Section 4.2.400 and all other applicable requirements of this Ordinance.

   a. Expansion of existing churches and other places of worship.

   b. Cemeteries.

   c. Golf courses.

   d. Public and private parks, campgrounds, playgrounds, recreational grounds, hiking and horse trails, pack stations, corrals, stables, and other similar uses.

   e. Service recreational uses, excluding recreational vehicle camping facilities.

   f. Expansion of existing daycare centers.

F. Prohibited Uses.

1. Structures and uses of land not specifically mentioned in this section.

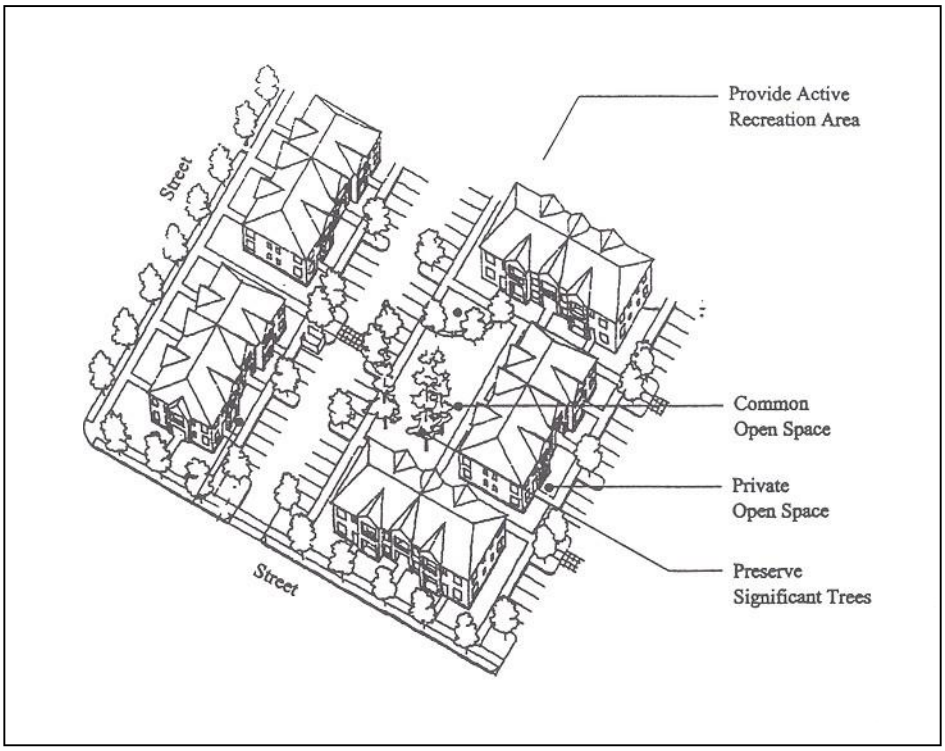
2. Outdoor advertising displays, advertising signs, or advertising structures, except as provided in Signs, Section 3.6.500.

2.1.400 - Multi-Family Sub District (MF)

~~A.~~ **Purpose/Intent Statement.** The Multi Family Sub District is designed to provide land for larger multiple family housing developments. Multi-Family Housing is housing that provides 4 or more dwellings on an individual lot (e.g., multi-plexes, apartments, condominiums, etc.). New multi-family developments shall comply with all of the following standards.~~:~~

2.1.400 - Multi-Family Sub District (MF) *(continued)*

Figure 2.1.200F - Multifamily Housing (typical site layout)



~~B.~~A. Multi-family housing development standards.

1. Common open space. Inclusive of required setback yards, a minimum of 20 percent of the site area shall be designated and permanently reserved as usable common open space in all multiple family developments. The site area is defined as the lot or parcel on which the development is planned, after subtracting any required dedication of street right-of-way and other land for public purposes (e.g., public park or school grounds, etc.). Sensitive lands and historic buildings or landmarks open to the public and designated by the Comprehensive Plan may be counted toward meeting the common open space requirements.

2. Private open space. Private open space areas shall be required for ground-floor and upper-floor-housing units based on all of the following standards:

   a) Ground floor housing units shall have front or rear patios or decks measuring at least 48 square feet and at least 4 feet deep. Ground floor housing means the housing unit entrance (front or rear) is within 5 feet of the finished ground elevation (i.e., after grading and landscaping);

   b) A minimum of 50 percent of all upper-floor-housing units shall have balconies or porches measuring at least 48 square feet and at least 4 feet deep. Upper-floor housing means housing units which are more than 5 feet above the finished grade;

2.1.400 – Multi-Family Sub District (MF) *(continued)*

c) Private open space areas shall be oriented toward common open space areas and away from adjacent single family residences, trash receptacles, parking and drives to the greatest extent practicable; and

3. Exemptions. Exemptions may be granted for the first 50 units of a larger project when these developments are within one-quarter mile (measured walking distance) of a public park; and there is a direct, accessible (i.e., Americans With Disabilities Act-compliant), lighted, and maintained pedestrian trail or sidewalk between the site and the park. An exemption shall be granted only when the nearby park provides active recreation areas such as play fields, children's play area, sports courts, walking/fitness course, or similar facilities.

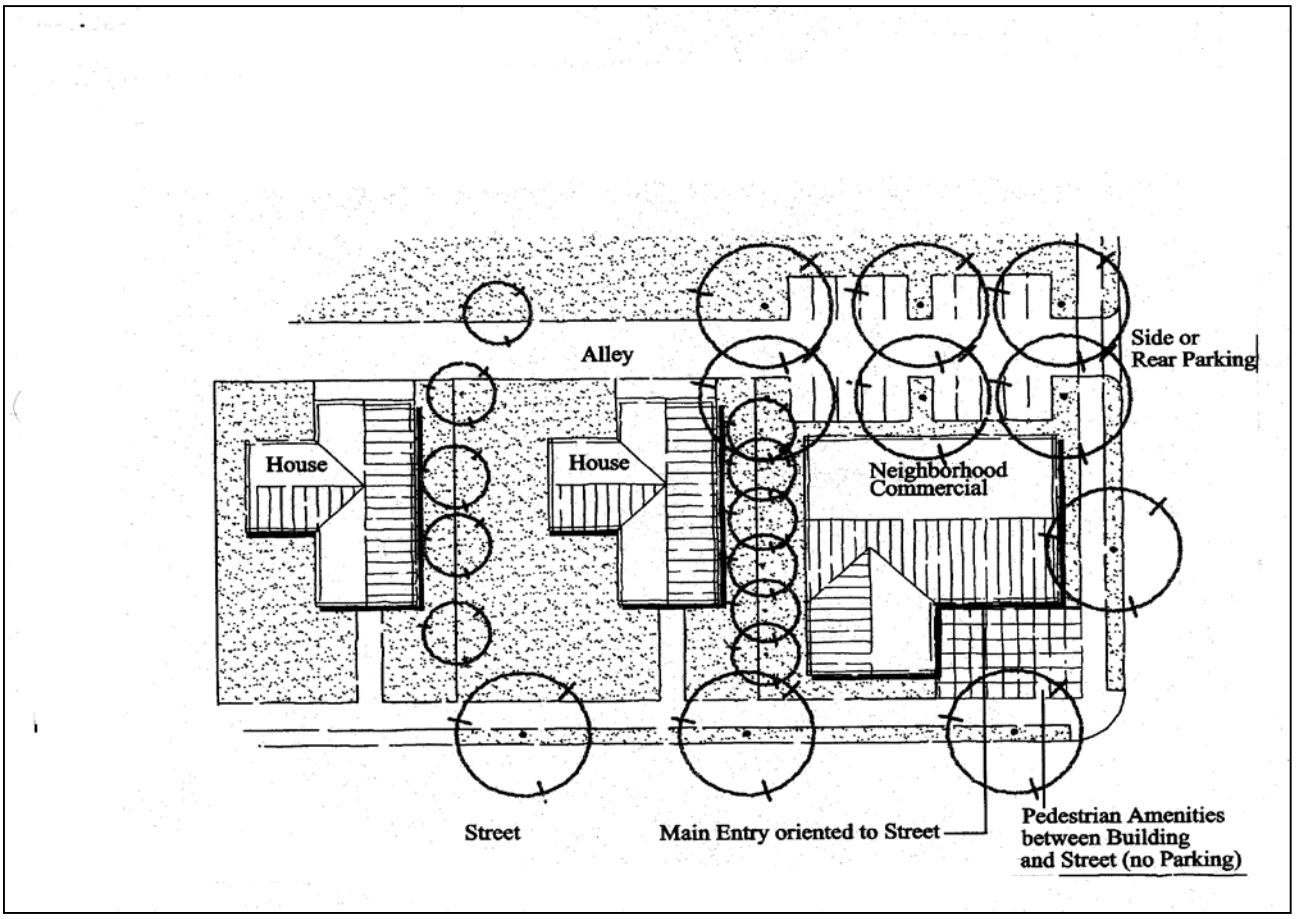
4. Trash receptacles. Trash receptacles shall be oriented away from adjacent residences and shall be screened with an evergreen hedge or solid fence or wall of not less than 6 feet in height. Receptacles must be accessible to trash pick-up trucks.

~~C.~~B. Special Standards for Neighborhood Commercial Uses

a. **Purpose/Intent Statement.** All Neighborhood Commercial uses shall comply with the following standards, which are intended to promote land use compatibility and transition between Neighborhood Commercial and residential uses:

2.1.400 - Multi-Family Sub District (MF) *(continued)*

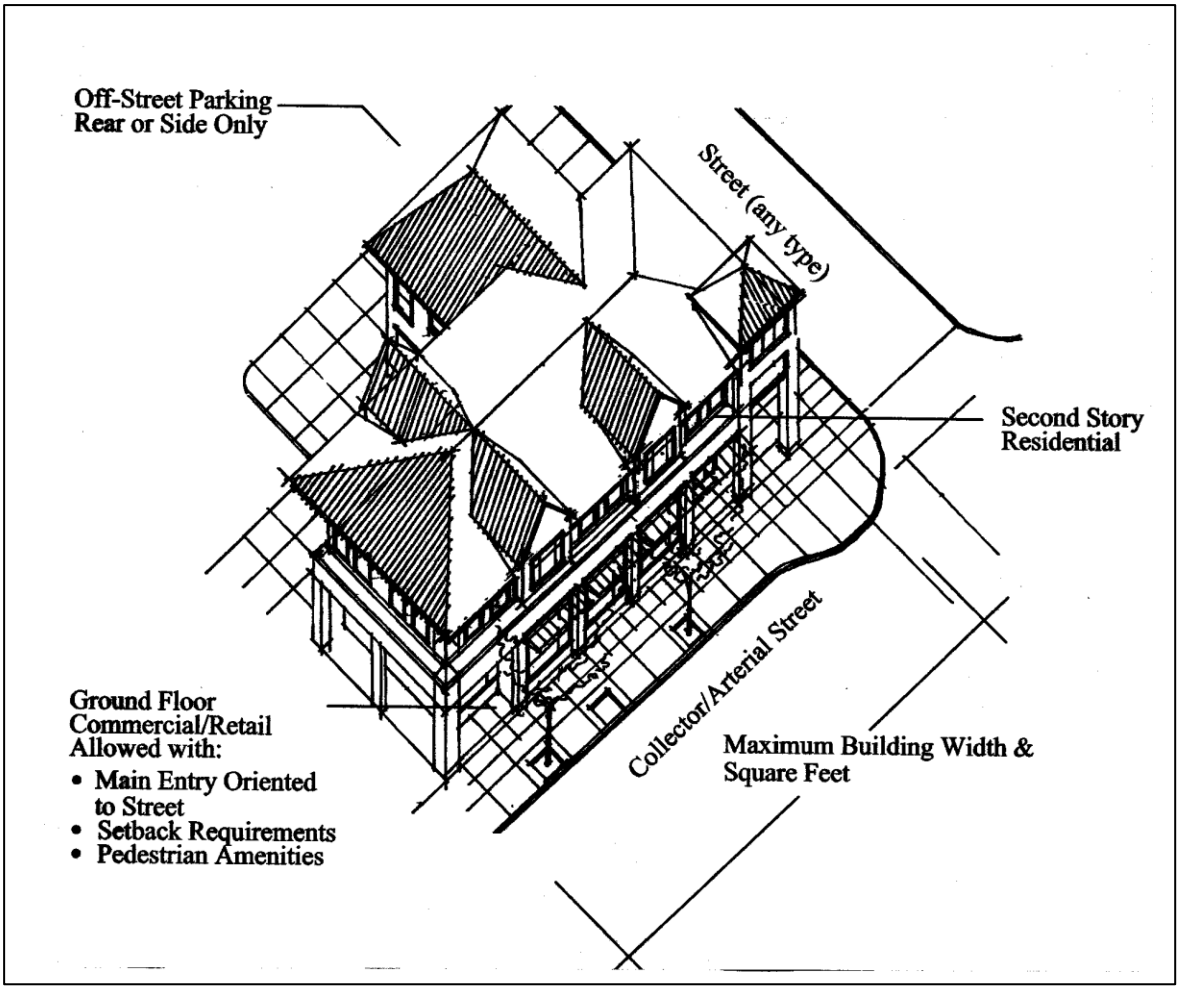
Figure 2.1.400A - Neighborhood Commercial (Example of Site Layout)



2.1.400 - Multi-Family Sub District (MF) *(continued)*

a. Permitted Uses. Only those Neighborhood Commercial uses specifically listed in section 5 of Table 2.1.110.A are permitted. Residential and Neighborhood Commercial uses may be mixed "vertically" — meaning that a residential use is developed above the commercial use (i.e., ground floor retail/office with upper-story apartments, townhomes, or condominiums), or may be mixed "horizontally"— meaning commercial and residential uses both occupy ground floor space. Automobile-oriented uses, as defined in Chapter 1.3, are expressly prohibited.

Figure 2.1.400B - Neighborhood Commercial (Example of Mixed Use)



b. Dispersion of Neighborhood Commercial Development. A neighborhood commercial site shall be located no closer than one-half mile from another neighborhood commercial site within the City. A "neighborhood commercial site" means a lot or parcel (or combination of adjacent lots or parcels), zoned Residential and containing commercial uses.

2.1.400 - Multi-Family Sub District (MF) *(continued)*

c. Location and Access. Neighborhood commercial developments shall have frontage onto a collector or arterial street with available on-street parking, and shall conform to the standards in Section 2.1.180 .~~.~~

d. Building Mass Supplemental Standard. The maximum width or length of a Neighborhood Commercial or mixed use (residential and commercial) building shall not exceed 80 feet (from end-wall to end-wall).

e. Floor Area Supplemental Standards. The maximum commercial floor area shall not exceed 5,000 square feet total per Neighborhood Commercial. Floor area is measured by totaling the interior floor area of all building stories, except crawl spaces (i.e., with less than 7 ½ feet of vertical clearance).

2.1.500 – Manufactured Home Park Sub District (MH)

A. Permitted Uses.

1. Single family dwellings on individual lots in accordance with the provisions of the overlying Residential District.

2. Manufactured home parks are permitted on parcels of one (1) acre or larger within the Manufactured Home Park (MHP) Sub District, subject to compliance with subsections a-c, below:

a) Space. The minimum size pad or space for each home is 2,500 square feet, provided that the overall density of the park does not exceed 12 units per acre. Each space shall be at least 30 feet wide and 40 feet long, in accordance with ORS 446.100(c).

b) Setbacks and Building Separation. The minimum setback between park structures and abutting properties is 5 feet. The minimum setback between park structures and public street right-of-way is 15 feet. At least a 10-foot separation shall be provided between all dwellings. Dwellings shall be placed a minimum of 14 feet apart where flammable or combustible fuel is stored between units. Park structures shall be placed no closer than 5 feet to a park street or sidewalk/pathway. An accessory structure shall not be located closer than 6 feet to any other structure or dwelling, except that a double carport or garage may be built which serves 2 dwellings. When a double carport/garage is built, the carport/garage shall be separated from all adjacent structures by at least 3 feet.

c) Perimeter landscaping. When manufactured homes are oriented with their back or side yards facing a public right-of-way, the City may require installation of fencing and planting of a 10 foot wide landscape buffer between the right-of-way and a manufactured home park for the privacy and security of residents or aesthetics of the streetscape.

3. Manufactured homes, manufactured home park manager's office, home occupations, and accessory structures which are necessary for the operation and maintenance of the manufactured home park (e.g., landscape maintenance). Home occupations shall comply with Chapter 2.1.190.I - Home Occupations

4. Home design (for parks smaller than 3 acres). Manufactured homes in parks smaller than 3 acres shall meet the following design standards, consistent with ORS 197.314(6):

    a. The manufactured homes shall have a pitched roof with a slope not less than 3 feet in height for each 12 feet in width (14 degrees);

    b. The manufactured homes shall have exterior siding and roofing which in color, material and appearance are similar or superior to the exterior siding and roof material used on nearby residences (e.g., horizontal wood or wood-appearance siding is considered "superior" to metal siding and roofing and vertical siding);

    c. Electric, water and sewer utility connections shall be made to the manufactured home park or individual unit depending on the ownership of the Park;

    d. Exception: Subsections a-b, above, do not apply to manufactured homes sited within the City prior to the effective date of this ordinance.

5. Desert Springs Estates Phase I Subdivision

Purpose: The purpose of establishment of this section is to resolve siting and construction conflicts with the Boardman Development Code due to the original design criteria of a Manufactured Home Park not being aligned with a portion of the park. These conflicts are due to manufactured home park lot sizes, and allowed setbacks, being markedly different than language called for in this chapter of the Development Code. The original design, consistent with today's rules, are primarily contained in the Oregon Manufactured Dwelling and Park Specialty Code – 2002 Edition, and are conflicting with existing code language for lot size and setbacks.

Permitted Uses:

A) Siting of manufactured homes within the subdivided portion, still recorded as Desert Springs Estates Phase 1, owned by the Bella Vista Estates Cooperative Manufactured Home Park. Siting must be in accordance with the Oregon Manufactured Dwelling and Park Specialty Code – 2002 Edition.
B) Accessory Structures which do not encroach into dedicated easements or rights-of-way within the Desert Springs Estates Phase 1 subdivision.
C) Open Spaces and Playgrounds in accordance with the Oregon Manufactured Dwelling and Park Specialty Code – 2002 Edition.

2.1.500 – Manufactured Home Park Sub District (MH) *(continued)*

Setbacks:

Setbacks within the Desert Springs Estates Phase 1 subdivision shall be consistent with §Chapter 9 Fire and Life Safety Table 9-A, of the Oregon Manufactured Dwelling and Park Specialty Code – 2002 Edition.

2.1.600 – Sunridge Terrace Sub-District

Purpose: The purpose of the sub-district is to allow construction or placement of single family residences on individual lots consistent with the original design and subdivision of the properties into individual lots.

A. Permitted Uses.

1. Single Family dwellings in accordance with the overlying Residential District.

2. Manufactured homes in accordance with the provisions of 2.1.600.

B. Manufactured homes on individual lots. Manufactured homes are permitted on individual lots, subject to all of the following design standards, consistent with ORS 197.307(5). Exception: The following standards do not apply to units which were placed on lots within the City prior to the effective date of this ordinance.

1. Floor Plan. A multi-sectional manufactured home shall have an enclosed floor area of not less than 1,000 square feet, and a single wide manufactured home shall be a minimum of 12 feet in width and have an enclosed floor area of not less than 720 square feet;

2. Roof. The manufactured home shall have a pitched roof;

3. Residential Building Materials. The manufactured home shall have exterior siding and roofing which in color, material and appearance are similar or superior to the exterior siding and roof material used on nearby residences (e.g., horizontal wood or wood-appearance siding is considered "superior" to metal siding and roofing and vertical siding);

6. Garages and Carports. The manufactured home may have a carport or a garage constructed of complimentary exterior materials, concrete or asphalt floor, and concrete or asphalt driveway from the street to the structure. The City may require an attached or detached garage where that would be consistent with the predominant construction of immediately surrounding residences;

5. Thermal Envelope. The manufactured home shall be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single-family dwelling constructed under the State Building Code. Evidence demonstrating that the manufactured home meets "Super Good Cents" energy efficiency standards is deemed to satisfy the exterior thermal envelope certification requirement. Additional manufacturer's certification shall not be required;

Placement. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 16 inches above grade, and complying with the minimum set-up standards of the adopted state Administrative Rules for Manufactured Dwellings, Chapter 918. Where the building site has a sloped grade, no more than 12 inches of the enclosing material shall be exposed on the uphill side of the home;

2.1.600 – Sunridge Terrace Sub-District

7. Foundation Skirt. The foundation area of the manufactured home shall be fully skirted with only 12 inches showing; and

C. Detailed Design. All buildings shall provide detailed design along all elevations (i.e., front, rear and sides). Detailed design shall be provided by using at least 2 of the following architectural features on all elevations, as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):

a. Dormers

b. Gables

c. Recessed entries

d. Covered porch entries

e. Cupolas or towers

f. Pillars or posts

g. Eaves (minimum 6-inch projection)

h. Off-sets in building face or roof (minimum 16 inches)

i. Window trim (minimum 4-inches wide)

j. Bay windows

k. Balconies

l. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features)

m. Decorative cornices and roof lines (e.g., for flat roofs)

n. An alternative feature providing visual relief, similar to options a-m.

D. Setbacks and Building Separation. The minimum setback between structures and abutting properties is 5 feet. The minimum setback between structures and public street right-of-way is 15 feet. At least a 10-foot separation shall be provided between all dwellings. Dwellings shall be placed a minimum of 14 feet apart where flammable or combustible fuel is stored between

units. Structures shall be placed no closer than 5 feet to a sidewalk/pathway. An accessory structure shall not be located closer than 6 feet to any primary structure or dwelling, except a double carport or garage. When a double carport/garage is built, the carport/garage shall be separated from all adjacent structures by at least 3 feet.

2.1.700 High-Density Housing Design Standards

A. High-Density Housing is detached stick-built or manufactured homes placed on lots less than the minimum required for standard residential lots but having no individual lot smaller than 3,000 square feet. The per-lot density of a development may be calculated as an average over an entire development phase to include required open space or recreation areas.

B. Applicability
These standards apply to all high-density housing except accessory dwelling units. This Standard supersedes and replaces the Development and Design Standards in Sections 2.1.120 – Building Setbacks; 2.1.130 – Lot Area and Dimensions; 2.1.170 – Building Orientation; 2.1.180 Design Standards; and 2.1.190 Special Standards for Certain Uses.

C. Application . Any application for high-density housing shall be accompanied with an application for a subdivision and a traffic impact analysis.

Development Standards

A. Setbacks: Building setbacks provide space for privacy, building separation for fire protection/security, building maintenance, sunlight and air circulation.

1. Front - minimum - 15 feet between front property line and front of building or front porch. When a double parking space, carport or garage is built, it shall be separated from all adjacent structures by at least 3 feet.

2. Side – minimum - 5 feet between side of building and property line.

3. Rear - minimum - 8 feet from back of building and rear property line

4. Driveway/Garage – A garage entrance shall be at least 18 feet from the property line. A driveway shall be at least 18 feet deep. At least 10 feet in width shall be given for each automobile to be parked side-by-side in a driveway. The walls of a garage are subject to the front, side and rear building setbacks stated above.

5. Extensions into a required setback. The following features of a building may extend into a required building setback up to 20 percent of the depth of the setback. However, the feature must be at least 3 feet from a lot line:
    a) Chimneys, fireplace inserts and vents, mechanical equipment, and fire escapes;
    b) Decks, stairways, wheelchair ramps and uncovered balconies; and
    c) Bays and bay windows that meet the following requirements:
        i. Each bay and bay window may be up to 12 feet long, but the total area of all the bas and bay windows on a building façade cannot be more than 30 percent of the area of the façade;

ii. At least 30 percent of the area of each bay with faces the property line requiring the setback must be glazing or glass block; and

iii. Bays and bay windows must cantilever beyond the foundation of the building.

iv. The following minor features of a building may extend into the entire required building setback:

- Utility connections attached to the building that are required to provide services such as water, electricity and other similar utility services;
- Gutters and downspouts that drain stormwater off a roof of the structure;
- Decks, stairs and ramps that are no more than 2.5 feet above the ground. However, stairways and wheelchair ramps that lead from the building entrance are allowed to extend into the required setback of a street lot line regardless of height above the ground.

B. Building Height:

Height standards foster a reasonable building scale and relationship of one residence to another; they promote options for privacy for neighboring properties; and they reflect the general building scale and placement of houses in the neighborhood. Section 2.1.160 applies to the height standards for this Section.

C. Lot Coverage: Section 2.1.150 applies to the Maximum Lot Coverage standards for this Section .

D. Landscaping: Landscaping is required in high-density housing new developments. Landscaping establishes neighborhood character by providing buffers between adjacent land uses and creates an attractive appearance along the city streets. The following standards apply to new developments:

1. All areas visible from a public street must have planned landscaping or turf, or hardscape features installed on ground that is not dedicated to sidewalks, driveways or parking areas.
2. Irrigation for landscaping plants shall be provided.
3. All new developments shall provide a Landscaping Plan which meets Section 3.2.200 (B) and (D).
4. Trees as focal points, such as signature trees, are encouraged to provide summer shading and aesthetic appeal.
5. If visual screening and privacy are not provided by an approved fencing, Landscape Design Standards in Section 3.2.100 E (1) shall apply.

Design Standards

A. Building Form.

1. Alternative building designs meeting the Boardman Comprehensive Plan policies and the intent of Boardman Development Code Standards shall be considered through the Type III decision process, consistent with the Boardman Comprehensive Plan Chapter 10 – Housing, Policy 9, which states; *"The City shall give consideration to development of alternative residential construction both in form and layout for such reasons as aesthetics, energy conservation, reduced development costs and provision of open space."*

2. Eyes on the Street. All building elevations visible from a street right of way shall provide doors, porches, balconies, and/or windows. A minimum of 40 percent of front (i.e., street- facing) elevations, and a minimum of 30 percent of side and rear building elevations shall meet this standard. "Percent of elevation" is measured as the horizontal plane (lineal feet) containing

doors, porches, balconies, terraces and/or windows. The standard applies to each full and partial building story.

B. **Manufactured homes**: The manufactured homes shall have a pitched roof, be placed on a permanent foundation and be fully skirted. The manufactured home shall comply with HUD standards for manufactured homes. Where the building site has a sloped grade, no more than 12 inches of the enclosing material shall be exposed on the uphill side of the home.

C. **Detailed Design**. All buildings shall provide detailed design along all elevations (i.e., front, rear and sides). Detailed design shall be provided by using at least 5 of the following architectural features on all elevations, as appropriate for the proposed building type and style (may vary features on rear/side/front elevations):

1. Dormers
2. Gables
3. Recessed entries
4. Covered porch entries
5. Cupolas or towers
6. Pillars or posts
7. Eaves (minimum 6-inch projection)
8. Off-sets in building face or roof (minimum 16 inches)
9. Window trim (minimum 4-inches wide)
10. Bay windows
11. Balconies
12. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation, and similar features)
13. Decorative cornices and roof lines (e.g., for flat roofs)
14. An alternative feature providing visual relief, similar to options a-m.

D. **Garages or Carports:** A carport or garage shall be constructed of like exterior materials, concrete or asphalt floor, and concrete or asphalt driveway from the street to the structure. The City may require an attached or detached garage where that would be consistent with the predominant construction of immediately surrounding residences.

E. **Accessory Uses and Structures** – Detached and connected structures incidental to primary buildings are regulated in this Section to prevent them from becoming the predominant element of the site. The standards limit the height and bulk of these structures, promote the compatibility of design for larger structures, provide for necessary access around larger structures, help maintain privacy between abutting lots and maintain open front setbacks. Accessory structures typically include detached garages, sheds, workshops, greenhouses and similar structures.

1. **Primary use required.** An accessory structure shall not be allowed before or without another permitted use.

2. **Setbacks: Section** 2.1.190 (F)(2) shall apply to accessory use setbacks.

3. **Floor Area:** Accessory structures shall not exceed 200 square feet.

4. **Building Height**: The building height of detached accessory structure shall not exceed 15 feet, as measured in accordance with Section 2.1.160; and

F. **Walls and Fences -** Walls and fences may be placed on property lines, subject to the standards in Chapter 3.2 - Landscaping and Fences and Walls. Walls and fences within front yards shall also comply with the vision clearance standards in Section 3.1.200.

G. **Access and Circulation** - To provide safe access to public streets and minimize traffic conflicts the following standards apply:

1. Local Streets: The minimum separation of driveways on local streets is 10 feet.

2. Arterial and Collector Streets: The standards for connecting to Arterial, Collector, and Neighborhood Collectors shall be determined by the standards in Table 3.2.100 G. of Chapter 3.1 – Access and Circulation.

3. Other Standards - With the exception of the minimum separation of driveways on local streets, the standards in Chapter 3.1 – Access and Circulation in this Code shall apply

4. Vehicle Parking Standards – The standards in Chapter 3.3 – Vehicle and Bicycle Parking Standards shall apply. Two residential parking spaces are required for single family detached housing and this can be met with tandem parking, one parking space behind another.

H. **Open Space Requirements**. Common and/or private open space shall be provided for the residents of high-density developments.

1. Common Open Space: There shall be a minimum of 20 percent of the development designated and permanently reserved as usable common open space. The site area is defined as the lot or parcel on which the development is planned, after subtracting any required dedication of street right-of-way and other land for public purposes (e.g., public park or school grounds, etc.). When abutting or close enough to be easily accessed, sensitive lands and historic buildings or landmarks open to the public and designated by the Comprehensive Plan may be counted toward meeting the common open space requirements.

   a) The common open space shall be accessible to all residents, including those with disabilities.

   b) The common open space shall be designed, landscaped and maintained for perpetual use by the residents of the development. The developer shall establish a maintenance plan for the common open space to be managed by a homeowners' association (HOA) or another responsible entity. Ongoing maintenance may require funding mechanisms, such as HOA fees or special assessments.

   c) recreational vehicle placement, distance to a frequent transit service, etc.

2. Private open space. Private open space areas is required for ground-floor and upper- floor-housing units based on the following standards:

a) Ground floor housing units shall have front or rear patios or decks measuring at least 48 square feet and at least 4 feet deep. Ground floor housing means the housing unit entrance (front or rear) is within 5 feet of the finished ground elevation (i.e., after grading and landscaping);

b) All upper-floor-housing units shall have balconies or porches measuring at least 48 sq feet and at least 4 feet deep. Upper-floor housing means housing units which are more than 5 feet above the finished grade;

c) Private open space areas shall be oriented toward common open space areas and away from adjacent single-family residences, trash receptacles, parking and drives to the greatest extent practicable;

3. Exemptions. Exemptions may be granted for the first 50 units of a larger project when these developments are within one-quarter mile (measured walking distance) of a public park; and there is a direct, accessible (i.e., Americans With Disabilities Act-compliant), lighted, and maintained pedestrian trail or sidewalk between the site and the park. An exemption shall be granted only when the nearby park provides active recreation areas such as play fields, children's play area, sports courts, walking/fitness course, or similar facilities.

City of Boardman, Oregon
Zoning Code Amendment to Development Code

Applicant:
Hardeep Singh
Unity Partners LLC
5004 W 32nd Ave
Kennewick, WA 99338

Application Type:
Legislative: Type IV Decision

Applicant's Representative
Lori Timmons
509 308-9454

Introduction

Applicant's Request:
Hardeep Singh of Unity Partners, LLC is proposing an amendment to the Boardman Development Code to allow for more dense housing developments than are currently allowed by the Development Code.

Proposal
The Applicant is proposing a language amendment to Chapter 2 Land Use District/Zone R – Residential. The proposed language creates a new category of residential development that can occur in any residential zone. To this end, new high-density residential design and development standards have been created – See proposed language 2.1.700 High-Density Residential.

Discussion
This following section will help decision makers better understand how the Comprehensive Plan and other guidance documents contend with different housing densities and what they have to say about the need for affordable housing for workers, our elders, and young people looking for a first home they can afford.

Housing – Boardman's Guidance

Statewide Planning Goals

Oregon's Statewide Goal 10: Housing states that communities provide for the housing needs of the citizens of the state. Through the coordination and work of the planning entities of Oregon Department of Land, Conservation and Development (DLCD) and the individual cities, including Boardman, comprehensive plans and housing needs assessments are created to ensure the housing goals of the State are implemented. Morrow County and its individual communities implemented the Housing Needs Assessment in 2019 (please see below). The subject code amendment proposal makes progress within the framework of Goal 10 to bring more affordable housing to the City of Boardman

Oregon's Model Code

Oregon's model code language refers to minimum and maximum residential density standards within the comprehensive code languages of Oregon cities. The model code refers to smaller lot detached houses, or higher density residential as to be "set between 50 and 80 percent of the maximum densities." A review of a sample of Oregon small cities' comprehensive plans (Umatilla, Prineville, and Ontario, as well as Boardman's) does not reveal specific maximum density criteria for residential uses. When mentioned, density of housing was divided into 3 types: high, medium and low densities – and those types were not defined within the comprehensive code languages. Boardman has a minimum density for single-family residential uses, which is 8,000 square feet. If the City were to set a standard for high-density at the recommended 50 percent of the minimum lot size, the high-density standard would be 4,000 square feet. The developer is asking for a minimum of 3,000 square feet.

Comprehensive Plan

Chapter 10 of Boardman's Comprehensive Plan – Housing Policies support the planning and development of higher density housing. The following will highlight supporting quotes.

- "With the increase in construction costs for single-family homes in recent years, this type of home is no longer within the economic reach of many potential buyers. Alternative types of housing must be provided for and given equal consideration in Boardman's housing scheme. Alternatives to single family detached homes are mobile homes, modular homes, apartments, condominiums, planned unit developments, and other forms of cluster housing." (from Background Information, 2nd paragraph)
- "The City shall provide a variety of living environments to meet regional housing needs for those of different family size and income." (Goal X: Housing Policies #1.)

- "Encourage new development concepts to meet changing housing demands and to provide self contained recreation facilities." (Goal X: Housing Policies #3.)
- "The City shall give consideration to development of alternative residential construction both in form and layout for such reasons as aesthetics, energy conservation, reduced development costs and provision of open space." (Goal X: Housing Policies #9.)

The Comprehensive Plan, while recognizing the need for and encouraging the City to provide alternative types of housing, higher density single-family housing is not specifically mentioned. Nevertheless, this proposal meets the spirit of the Plan's guidance to provide alternative, affordable housing for people of lower family size and income. The important goals of aesthetics and provision of open space will be honored within the language of this Code Amendment proposal.

Housing Needs Assessment

Morrow County and the local cities prepared the 20-year Housing Needs Assessment in 2019. According to the numbers provided in the Assessment, most people in Boardman own their homes rather than renting. There was an ownership inventory of 361 owned homes for people with income levels between 35,000 and 100,000 (price range $160,000 to $360,000.) In 2019 the current need was estimated at 503 homes. That was an unmet need of 142 homes. Boardman is expected to grow at an annual rate of 1.34 percent so it can be projected that this year, to have met the ownership housing demand, Boardman needed to add an estimated 183 homes (Six years of annual growth at a rate of 1.34 percent is 41 units plus the 142 homes that were already needed.)

In the section titled "Policy and Development Code Strategies," the following pertains to Boardman:

- Strategy 1: Adopt Supportive and Inclusive Comprehensive Plan Policies. Included within this category with specificity to Boardman are
  - Affirm Fair Housing Goals
  - Reference and support ADUs
  - Support manufactured homes
  - Maintain, repair existing housing
  - Balance housing needs with natural resources & hazards

- Strategy 3: Establish Minimum Density Standards
  This language encourages each community to adopt minimum density standards that can be tailored to local conditions and needs and recommends it be set at between 50

and 80 percent (see model code, above) of the maximum density standard in the zone, which is also not defined in Boardman.

- Strategy 4: Incentivize Affordable and Workforce Housing
  This strategy encourages the cities in Morrow County to offer concessions on regulatory standards to provide meaningful economic value to a development project in exchange for the development dedicating a minimum proportion of the units in the development to be affordable to people with lower or moderate incomes. The incentives may include expedited permitting or relief from certain development standards such as height, parking, setbacks, minimum open space, or maximum density.

The Housing Needs Assessment calls out the need for housing for people in low to middle income levels. This Code Amendment proposal will allow for housing that can better meet this need, especially in the present era of super-unaffordable housing for low to middle income families.
The Assessment calls for clear and objective housing regulations that support the documented needs of each community. Minimum density standards are specifically called out as well as the need for affordable and workforce housing. This code change proposal will allow for denser yet less expensive residential uses. Care has been taken to account for aesthetics, open space, and the ability of the City to meet the resources requirements of higher density developments.

Applicable Criteria
Meeting Boardman's Requirements for a Code Change

The following sections of Boardman's Development Code have been extracted as they have been deemed to be applicable to the proposal. Following each **bold a**pplicable criteria or design standard, the Applicant has provided a series of findings. The intent is providing code and detailed responses is to document with certainty that the proposed amendment has satisfied the approval criterial for a Language Amendment.

4.1.600, Type IV Procedure - Legislative Amendments

G. Decision-Making Considerations. The recommendation by the Planning Commission and the decision by the City Council shall be based on consideration of the following factors:

1. **Approval of the request is consistent with the Statewide Planning Goals;**
2. **Approval of the request is consistent with the Comprehensive Plan; and**
3. **The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.**

(G) Decision Making Considerations.
1. The subject code amendment proposal makes progress within the framework of Goal 10 to bring more affordable housing to the City of Boardman. For example, in B. Implementation 4. The Goal states that**: "*Ordinances and incentives should be used to increase population densities in urban areas taking into consideration (1) key facilities, (2) the economic, environmental, social and energy consequences of the proposed densities and (3) the optimal use of existing urban land particularly in sections containing significant amounts of unsound substandard structures."*** The proposed code amendment asks that Boardman allow for increased densities of residential housing to meet a need for more affordable worker housing. The language will take into account the ability of the City to provide key facilities and account for economic, environmental, social and energy consequences in that denser housing will need the City's approval regarding its plans to connect with City services.
2. The Comprehensive Plan's policies support creating opportunities to develop affordable, needed housing. Please refer to the discussion regarding the Comprehensive Plan above.

4.7.600 Transportation Planning Rule Compliance
A. TPR Compliance. When a development application includes a proposed comprehensive plan amendment or land use district change, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060, the Transportation Planning Rule. "Significant" means the proposal would:

1. Change the functional classification of an existing or planned transportation facility. This would occur, for example, when a proposal causes future traffic to exceed the capacity of "collector" street classification, requiring a change in the classification to an "arterial" street, as identified by the Transportation System Plan; or

2. Change the standards for implementing a functional classification system; or

3. Allow types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility; or

4. Reduce the level of service of the facility below the minimum acceptable level identified in the Transportation System Plan.

All new developments, regardless of the underlying zone would potentially warrant a traffic impact study to be conducted. Compliance with the Transportation Planning Rule helps ensure public safety, optimizes traffic flow and reduces congestion. Traffic studies help prevent negative consequences for the City into the future as they support long-term planning and growth. In this proposal, any new, high-density development will be required to be assessed as to how the local transportation network would be impacted.

Table 4. Assessment for Compliance with Housing-Related Statutes/Rules

Summary of State Statute/Rule	BDC Audit Findings and Analysis	Recommendation
Requirement to Approve Needed Housing If an application is inconsistent with the comprehensive plan and land use regulations, the local government shall allow applicants to offer an amendment or to propose conditions of approval. If the applicant amends the proposal, the city may extend the 120-day time limit for a final decision. ORS 197.522 Amended by HB 3222 (2015)	**Codification Recommended** No provisions in the BDC directly address this requirement.	Local codification of this requirement is not strictly required but recommended for transparency and clarity for applicants.
Reduced Density or Height as Condition of Approval Approval or denial of permits must be based on clear and objective standards outlined in the development ordinance and cities may not condition reductions in density or height for housing, except to resolve a health, safety, or habitability issue or to comply with a statewide land use planning goal. ORS 227.175 Amended by HB 2003 (2019)	**Codification Recommended** No provisions in the BDC directly address this requirement.	Local codification of this requirement is not strictly required but recommended for transparency and clarity for applicants.
Opting-In to Amended Housing Regulations An applicant may "opt in" to new standards adopted by a city after the applicant submitted an application. This enables an applicant to apply a city's new development standards and criteria if they choose to, without having to withdraw and resubmit their application. ORS 227.178 Amended by SB 1537 (2024)	**Codification Recommended** No provisions in the BDC directly address this requirement.	Local codification of this requirement is not strictly required but recommended for transparency and clarity for applicants.
Limited Land Use Decisions A city must apply a limited land use decision procedure (usually called "Type II" or "Administrative") to tentative subdivision or partitions, site design review, replats, property line adjustments, and the extension/alteration/expansion of a non-conforming use. ORS 197.195 and 197.015 Amended by SB 1537 (2024)	**Partially Complies** The following applications are subject to a Type II or Type I procedure in compliance with this statute: Partitions, Lot Line Adjustments, Non-Conforming Use or Development Confirmation (Table 4.1.200). Subdivision Preliminary Plat applications are subject to a Type III procedure, not in compliance with this statute (4.3.120.A). All Subdivision Preliminary Plat	Modify applicable sections of Chapter 4 so that the following applications are only subject to a Type II or Type I procedure: • Subdivision Preliminary Plat • Replat • Site Design Review As necessary, modify approval criteria for all relevant applications to ensure they are clear and objective pursuant to ORS 197A.400.

Summary of State Statute/Rule	BDC Audit Findings and Analysis	Recommendation
	applications must be subject to a Type II or Type I procedure under this statute. Replat applications must be processed under the same procedure as the original subdivision or partition (4.3.200.B). This may result in some replats being subject to a Type III procedure, not in compliance with this statute. Site Design Review applications meeting certain thresholds are subject to Type III procedure (4.2.400.B). All Site Design Review applications must be subject to a Type II or Type I procedure under this statute.	
Occupancy Limit Based on Familial Relationship City may not enforce a maximum occupancy limit for any residential dwelling unit if the restriction is based on the familial or nonfamilial relationships among any occupants. ORS 90.112 Amended by HB 2583 (2021)	**Does Not Comply** The definition of a dwelling unit limits a dwelling unit to be used by one "family". Family is not defined but can be assumed to be defined as related members of a household. Therefore, by definition, unrelated members of a household would be prohibited from occupying the same dwelling unit.	Replace the use of the term "family" with "household" in the definition of a dwelling unit. If a limit on the number of members of a household that may live in one dwelling unit is preferred, then establish that limit without regard to if the members are related. Replace all terms that use "family" (such as "single-family dwelling) with "unit" or "household" for consistency.
Accessory Dwelling Units A city above a population of 2,500 may not prohibit the development of at least one accessory dwelling unit per detached single-family dwelling. Cities must: • Allow at least 1 ADU for each detached single-family dwelling in zones that allow single family • Not apply owner occupancy requirements to either the primary or accessory dwelling. • Not require additional parking for the ADU ORS 197A.425 Amended by SB 1051 (2017)	**Partially Complies** "Accessory dwelling" is a defined term in Chapter 1.2, but it is unclear if it is a permitted use in the Residential districts. It is not listed in the table of permitted uses (Table 2.1.110.A). "Accessory structures and uses" is listed, but the applicable special use standards do not clarify if that term includes accessory dwellings. The definition of accessory dwelling references section 2.1.200.B for applicable standards but that section does not address accessory dwellings. Parking requirements do not address accessory dwellings (3.3.300.A). It is unclear if an additional parking space would be required.	Clarify that ADUs are a permitted use/building type in all districts that allow for a single-family dwelling. Clarify the development standards that apply to ADUs if they differ from base standards that apply to other uses. Consider providing exceptions to setback, lot coverage, and other standards that may be a barrier to ADU development. Clarify which, if any of the special use standards that apply to accessory structures apply to ADUs (2.1.190.F). Fix cross-references that are incorrect. Clarify that no additional parking space is required for an ADU (3.3.300.A).

Summary of State Statute/Rule	BDC Audit Findings and Analysis	Recommendation
Duplexes A city with a population between 2,500 and 25,000 must allow duplexes on each lot or parcel zoned for residential use that allows for single family dwellings. Cities may regulate the siting and design of duplexes provided that the regulations do not, individually or cumulatively, discourage the development of duplexes through unreasonable costs or delay. OAR 660-046 provides detailed requirements for siting and design standards. ORS 197A.420 Amended by HB 2001 (2019) and HB 3395 (2023)	**Partially Complies** Duplexes are a permitted use in Residential districts under the category of "Two- and three-family housing (duplex and triplex)". Below is an analysis of compliance with allowed siting standards for duplexes: ● Density: Complies because there is no maximum density standard applicable to duplexes. ● Lot size/width: Does not comply. Single-family dwellings have smaller minimum lot size and lot width. ● Setbacks: Complies because setbacks for duplexes are equivalent to setbacks for single-family dwellings. ● Lot coverage: Complies because lot coverage higher for duplexes than single-family dwellings. ● Height: Complies because max height is equivalent to that allowed for single-family dwellings. ● Parking: Does not comply. Two spaces per unit required, must be limited to two spaces total per duplex. The following design standards do not comply because they apply to duplexes but not to single-family dwellings: ● Building form, articulation, eyes on the street, detailed design (2.1.180.1-3) ● Alley access and street access (2.1.190.D.2-3) ● Pedestrian access and circulation (3.1.300) The following standards comply because they apply equally to duplexes and single-family dwellings. ● Building orientation (2.1.170) ● Garages and carports (2.1.180.4)	Modify siting and design standards to ensure compliance with OAR 660-046-0120 and OAR 660-046-0125: ● Equivalent lot size/width standards as single-family dwellings. ● Minimum parking requirement of no more than two spaces (total per duplex). ● Any design standards must apply equally to duplexes and single-family dwellings. Additionally, clarify the following are permitted: ● Any existing, legally created lot where a single-family dwelling is permitted would be permitted for a duplex (regardless of minimum lot size requirement). (OAR 660-046-0120(1)). ● Ensure any exceptions to public works standards granted to single-family dwellings are also granted to duplexes. (OAR 660-046-0120(7)). ● Clarify the existing single-family dwellings may be converted to duplexes so long as conversion does not increase nonconformance with applicable standards. Clarify that design standards do not apply to conversions of single-family dwellings to duplexes. (OAR 660-046-0130).

Summary of State Statute/Rule	BDC Audit Findings and Analysis	Recommendation
Middle Housing Land Divisions (MHLD) Land divisions creating separate lots for units in a middle housing project must be approved via an expedited land division process if they meet certain criteria, including: ● Development on the original (parent) lot meets all standards applicable to that middle housing type. ● Separate utilities are provided to each unit ● Necessary easements are provided for each unit. ● No more than one (1) unit per resulting lot. ● Compliance with building code. City may apply requirements that: ● Prohibit further division of resulting (child) lots. ● Require notation indicating the resulting (child) lots were created via a middle housing land division. ● Prohibit an ADU on resulting (child) lots. ● Require right-of-way dedication or frontage improvements Cities cannot require each lot or parcel to have driveways, vehicle access, parking or street frontage. ORS 92.031 Amended by SB 458 (2021)	**Does Not Comply** The BDC includes no applicable provisions that implement this requirement. A MHLD must be allowed as an alternative to a conventional partition or subdivision for a duplex, which is the only middle housing type that is required by statute to be allowed in Boardman.	Codify this allowance for a MHLD for duplex developments. Consider using the applicable language from the Housing Model Code from DLCD (under development).
Manufactured Homes Cities must allow manufactured homes in single-family residential zones. ● Exceptions allowed for historic districts or land adjacent to historic landmarks. ● May not apply design or development standards that would not apply to single-family dwelling, except: ● Protective measure under statewide goal ● Thermal envelope performance standard ORS 197.478 Amended by HB 4064 (2022)	**Does Not Comply** Manufactured homes are permitted on individual lots in the Residential district where single-family dwellings are permitted. However, the BDC includes several design standards for manufactured homes that do not apply to single-family dwellings. This includes general standards in 2.1.190.B and standards specific to the Sunridge Terrace Sub-District in 2.1.600. This is generally not in compliance with this statute.	All of the special use standards in 2.1.190.B and 2.1.600 will need to be removed or applied equally to single-family dwellings, with the exception of the thermal envelope standard (2.1.190.B.5) and the prohibition in historic districts (2.1.190.B.8).

Summary of State Statute/Rule	BDC Audit Findings and Analysis	Recommendation
Manufactured Home Parks Cities must allow manufactured home parks: ● In all zones with density of 6-12 units per acre ● On enough land sufficient to meet the need as identified in an adopted Housing Needs/Capacity Analysis. ● The projection of need must be based on both population projections/demographics and to accommodate the potential displacement of residents of current manufactured home parks. Cities may apply clear and objective standards to manufactured home parks and may require a hearing prior to approval, but clear and objective standards must be the sole issue reviewed at the hearing. Cities must allow siting of prefabricated structures ("tiny homes", etc. that do not meet definition of manufactured home) in manufactured home parks. *ORS 197.480* Amended by HB 4064 (2022) Cities cannot apply a minimum lot size greater than one (1) acre to manufactured home parks. ORS 197.478(5)	**Partially Complies** Manufactured home parks are permitted only in the MH Subdistrict. It is unclear if this subdistrict has sufficient buildable land to meet the projected need for manufactured home parks. The 2019 HNA, developed prior to this statute being revised by HB 4064 in 2022, did not estimate the need for manufactured homes in parks separately from manufactured homes on individual lots. Additionally, the HNA did not account for the potential displacement of residents in existing parks in estimating the need. The HNA did estimate a total need for 522 mobile homes. The BLI found there is approximately 25 acres of buildable land in the MH Subdistrict. Additional analysis is necessary to determine if these 25 acres are sufficient to meet the projected need. The standards that apply to manufactured home parks are clear and objective, in compliance with this statute. The BDC does not address if a prefabricated structure could be sited in a manufactured home park. The minimum lot size for a manufactured home park is one acre, in compliance with this statute.	Evaluate the projected need and land supply for manufactured home parks in accordance with these statutory requirements as part of the ongoing Housing Capacity Analysis. Update the BDC to clarify that prefabricated dwellings that do not meet HUD standards for manufactured homes are permitted to be sited in a manufactured home park.
Manufactured Home Park Subdivisions Cities must approve subdivisions for manufactured home parks established prior to July 2nd, 2001, that meet following requirements: ● Park complies with local code standards or is an approved nonconforming use. ● No changes to the site plan or increasing number of lots. ● Lots continue to be used for manufactured homes.	**Codification Recommended** There are no provisions in the BDC that directly implement this requirement. There is a special exception to certain standards for an existing manufactured home park subdivision (Desert Springs Estate, 2.1.500.5), but it does not address whether other manufactured home parks could be subdivided.	Local codification of this requirement is not strictly required but recommended for transparency and clarity for applicants.

Summary of State Statute/Rule	BDC Audit Findings and Analysis	Recommendation
• Property owner signs a waiver of right of remonstrance to formation of Local Improvement District (LID). Cities cannot apply new conditions of approval outside those conditions applied to original manufactured home park application. Tenants must be notified of subdivision application and must be offered the right to purchase their lot. ORS 92.835-845 Amended by HB 3245 (2003)		
Occupancy of Recreational Vehicles (RV) Cities must allow RV to be occupied as a residential dwelling, with no time limit, in RV parks and manufactured home parks, if lawfully connected to water and electrical supply systems and a sewage disposal system. If a manufactured home or single-family home was made uninhabitable due to damages from a natural disaster, then RV may be occupied without connection to utilities while rebuilding occurs. ORS 197.493 Established by HB 2247 (2005)	**Does Not Comply** The definition of "Mobile Home Park" and "Manufactured Structure" lists recreational vehicles; however, those terms are not used in the list of permitted uses in Chapter 2.1. The term "Manufactured Home Park" is used but not defined in the code. The term "manufactured dwelling park" is defined, and it limits the types of structures that can be used to "manufactured dwellings". The definition of manufactured dwelling excludes RVs. Therefore, it can be assumed that RVs are not permitted to be sited in a manufactured dwelling park, but the BDC is unclear. No provisions in the BDC state that an RV may be sited on a single-family lot during rebuilding after a natural disaster.	Clarify that RVs are permitted to be sited in a RV park and manufactured dwelling park, and occupied as a residential dwelling, with no time limit, if lawfully connected to utilities. Add a provision that allows RVs to be occupied on a single-family lot during rebuilding after a natural disaster.
Single Room Occupancies (SRO) Cities must allow up to six (6) SRO units on each lot or parcel zoned to allow single-family dwellings with the number of units consistent with the density standards of a lot or parcel zoned to allow for the development of residential dwellings with five (5) or more units. SRO means a development with no fewer than four attached units that are independently rented and lockable and provide living and sleeping space for the exclusive use of an occupant but require that the occupant share sanitary or food preparation facilities with other units in the occupancy.	**Does Not Comply** There are no defined uses/building types that are consistent with the definition of an SRO under this statute. The definition of a "dwelling unit" would allow for up to 10 individuals to live in a congregate household, but it is unclear if that would permit for an SRO development with multiple individual living units, as required by this law.	Define SROs as a distinct use/housing type separate from single-unit or multi-unit dwellings and allow in all residential districts at the density levels required by this statute.

Summary of State Statute/Rule	BDC Audit Findings and Analysis	Recommendation
197A.430 Amended by HB 3395 (2023)		
Residential Homes and Facilities Residential home means a residential treatment or training home, a residential facility, or an adult foster home, that provides residential care for five (5) or fewer individuals who need not be related. Residential homes must be: ● Allowed in any residential or commercial zone where a single-family dwelling is allowed. ● Not subject to any standard that is more restrictive than standards applied to single-family dwelling. Residential facility means a residential care, residential training or residential treatment facility, that provides residential care for six to fifteen (6-15) individuals who need not be related. Residential facilities must be: ● A permitted use in any residential or commercial zone where a multi-family dwelling is a permitted use. ● A conditional use in any residential or commercial zone where a multi-family dwelling is a conditional use. ORS 197.660 to 197.670	**Complies** Residential care homes and facilities are permitted in the Residential and Commercial districts. In the Residential districts, special use standards apply. These standards require the facility/home to be licensed and to be approved through a development review process. Development review is also required for single-family dwellings.	Confirm that definitions of "residential care home" and "residential care facility" align with state law. If residential uses are permitted in any commercial or mixed-use zone with BDC updates, ensure residential care homes/facilities are permitted as applicable.
Affordable Housing: General Siting Allowances Cities must allow affordable housing outright, with no zone change or conditional use permit required, if it is located on a site that meets any one of three criteria: ● Owned by a public body, religious non-profit, affordable housing non-profit. ● Zoned for commercial uses, religious assembly, or as public lands. If land is zoned for industrial uses, additional limitations apply. ● Conversion of an existing commercial building from a commercial use to affordable housing. Additional limitations:	**Codification Recommended** There are no provisions in the BDC that directly implement this requirement.	Local codification of this requirement is not strictly required but recommended for transparency and clarity for applicants.

Summary of State Statute/Rule	BDC Audit Findings and Analysis	Recommendation
• City must exempt development from SDC charges or reduce SDC charges. Must limit parking requirements to the lesser of spaces required for existing commercial use or spaces required in residential zones. Lands are exempt if they are not served by urban services, on steep slopes, floodplains, or protected due to natural hazards/resources. Affordable housing means: • All units are affordable to families with incomes of 80% or less of AMI. • Average of all units affordable to families with incomes of 60% or less of AMI. • Manufactured dwelling park affordable to households with incomes of 120% or less of AMI. ORS 197A.445(1-8) Amended 2021, 2022, 2023		
Affordable Housing: Redevelopment of Commercial Land Cities must allow affordable housing on land zoned for commercial uses (not industrial). Qualifying affordable housing projects must meet one of two criteria: • All units are affordable to families with incomes of 60% or less of AMI. • Mixed use development with ground floor commercial and units affordable to families with moderate income (80-120% of AMI). City may only apply standards of the residential zone that are most comparable in density to the commercial zone. Exemptions: • Vacant land • Land added to the UGB in the last 15 years. • Lands not served by urban services, on steep slopes, floodplains, or protected due to natural hazards/resources. ORS 197A.460 Amended by HB 3395 (2023)	**Codification Recommended** There are no provisions in the BDC that directly implement this requirement.	Local codification of this requirement is not strictly required but recommended for transparency and clarity for applicants.

Summary of State Statute/Rule	BDC Audit Findings and Analysis	Recommendation
Affordable Housing: Density and Height Bonus Cities must provide a density and height bonus for affordable housing projects that is at least as follows: Existing Density / Density Bonus / Height Bonus 16 units/acre or less / 200% / +12 feet 17-45 units/acre / 150% / +24 feet 46 units/acre or more / 125% / +36 feet Density bonus does not apply to properties not zoned for residential uses. City may reduce density or height bonus to address a health, safety or habitability issue, including fire safety, or to comply with a protective measure adopted pursuant to a statewide land use planning goal. Affordable housing means: ● 100% of units affordable to families with incomes of 80 percent or less of AMI. ● Average of all units affordable to families with incomes of 60 percent or less of AMI ● Manufactured dwelling park affordable to households with incomes of 120 percent or less of AMI. ORS 197A.445(9-10) Amended by SB 8 (2021)	**Codification Recommended** There are no provisions in the BDC that directly implement this requirement.	Local codification of this requirement is not strictly required but recommended for transparency and clarity for applicants.
Affordable Housing: Expedited Review Cities above 5,000 in population (or counties with a population over 25,000) must take final action on qualifying affordable housing applications within 100 days after an application is deemed complete (120 days for all other applications). ORS 197A.470 Amended by HB 2008 (2021)	**Does Not Comply** There are no provisions in the BDC that directly implement this requirement.	City must allow for an expedited review of qualifying affordable housing applications, so they are decided within the 100-day timeframe. It is recommended this be codified in the code for clarity.

Draft Housing Model Code – Large and Medium Cities

Table of Contents

Table of Contents ***1***

Chapter 1 – General Provisions ***4***

1.1 Purpose **4**

1.2 Applicability **4**

1.3 Relationship to Other Regulations **5**

1.4 Retention of Existing Units with Middle Housing **6**

1.5 Exception to Certain Design Standards **7**

Chapter 2 – Detached Single-Unit and Duplex ***8***

2.1 Siting Standards – Detached Single-Unit and Duplex **8**

2.2 Design Standards – Detached Single-Unit and Duplex **10**

2.2.1 Entry Orientation and Pedestrian Connectivity 10

2.2.2 Transitions to Residential Entrances 12

2.2.3 Windows and Doors 12

2.2.4 Off-Street Parking Areas 12

2.3 Unit Configuration and Conversions – Duplex **14**

2.3.1 Unit Configuration 14

2.3.2 Conversions 14

Chapter 3 – Triplex and Quadplex ***15***

3.1 Siting Standards – Triplex and Quadplex **15**

3.2 Design Standards – Triplex and Quadplex **16**

3.2.1 Entry Orientation and Pedestrian Connectivity 16

3.2.2 Transitions to Residential Entrances 19

3.2.3 Windows and Doors 19

3.2.4 Off-Street Parking Areas 19

3.2.5 Driveway Approach 20

3.2.6 Trash Storage 22

3.3 Unit Configuration and Conversions – Triplex and Quadplex **23**

3.3.1 Unit Configuration 23

3.3.2 Conversions 23

Chapter 4 – Townhouse ***24***

4.1 Siting Standards – Townhouse 24

4.2 Design Standards – Townhouse 26

4.2.1 Entry Orientation and Pedestrian Connectivity 26

4.2.2 Transitions to Residential Entrances 28

4.2.3 Windows and Doors 28

4.2.4 Driveway Access and Parking 28

4.2.5 Trash Storage 29

Chapter 5 – Cottage Cluster ***31***

5.1 Siting Standards – Cottage Cluster 31

5.2 Design Standards – Cottage Cluster 33

5.2.1 Cottage Orientation 33

5.2.2 Common Courtyard Design Standards 33

5.2.3 Community Buildings 35

5.2.4 Pedestrian Access 35

5.2.5 Windows and Doors 35

5.2.6 Parking Design 36

5.2.7 Accessory Structures 36

5.2.8 Existing Structures 37

5.2.9 Trash Storage 37

Chapter 6 – Multi-Unit Housing ***39***

6.1 Siting Standards – Multi-Unit 39

6.2 Design Standards – Multi-Unit 41

6.2.1 Entry Orientation – Non-Townhouse Style 41

6.2.2 Entry Orientation – Townhouse Style 42

6.2.3 Transitions to Residential Entrances. 42

6.2.4 Pedestrian Connections 43

6.2.5 Windows and Doors 44

6.2.6 Required Outdoor Area and Usable Open Space 44

6.2.7 Parking Location and Design 45

6.2.8 Driveway Access and Parking – Townhouse Style 46

6.2.9 Screening from Arterials 46

6.2.10 Trash Storage 46

Chapter 7 – Accessory Dwelling Unit ***48***

7.1 Siting Standards – Accessory Dwelling Unit 48

7.1.1 Siting Standards, Generally 48

7.1.2 Number of Units and Configuration 49

7.1.3 Maximum Floor Area 49

7.2 Design Standards – Accessory Dwelling Unit 49

Chapter 8 – Bonuses ***50***

8.1 Bonuses, Generally 50

8.2 Bonuses by Housing Type 51

8.2.1 Bonuses for Detached Single-Unit or Duplex 52
8.2.2 Bonuses for Triplex or Quadplex 53
8.2.3 Bonuses for Townhouses 55
8.2.4 Bonuses for Cottage Cluster 56
8.2.5 Bonuses for Multi-Unit Housing 58

9.2 Procedure – Ministerial Decision 60

9.3 Procedure – Limited Land Use Decision 61

9.4 Application – Zoning Review 66

9.5 Application – Modification 67

9.6 Middle Housing Land Division 69

Chapter 10 – Measurement Methodologies and Definitions 74

10.1 Measurement Methodologies 74
10.1.2 Floor Area and Floor Area Ratio 74
10.1.3 Height 76
10.1.4 Minimum Density 77
10.1.5 Building Setbacks 77
10.1.6 Required Outdoor Area and Usable Open Space 79
10.1.7 Vehicle Parking 80
10.1.8 Bicycle Parking 82
10.1.9 Windows and Doors 83

10.2 Definitions 85

Chapter 1 – General Provisions

Sections:

1.1 Purpose
1.2 Applicability
1.3 Relationship to Other Regulations
1.4 Retention of Existing Units with Middle Housing
1.5 Exception to Certain Design Standards

1.1 Purpose

The Housing Model Code for Large/Medium Cities provides standards for a range of housing types that are clear and objective, consistent with Housing law, and encourage and facilitate housing production, affordability, and choice as provided in ORS 197A.025.

1.2 Applicability

A. Applicability to Development. The standards apply to new dwelling units, including the addition of dwelling units to sites with existing dwelling units. Existing residential development shall not be deemed nonconforming solely on the basis that it does not conform to the standards of this Model Code.

B. Location. The Model Code is not a zoning ordinance. The applicability of the standards to a particular location or zone within a city must be specified as provided in OAR 660-008-0400 to 0430.

C. Exceptions. The standards in the Model Codes do not allow the following:

1. The development of housing on Goal Protected Lands, unless otherwise permitted by a city's development code through clear and objective standards, criteria, and procedures.
2. The development of housing on lands that do not allow residential uses unless otherwise allowed by statute.

D. Adoption by Reference. A city may choose to adopt by reference the entire Model Code or one or more individual modules. Modules are identified in Table 1.1. When adopting one or more individual modules, the following requirements apply:

1. All modules are subject to the provisions in the following sections: *Applicability* (Section 1.2), *Relationship to Other Regulations* (Section 1.3), and *Definitions and Measurement Methodology* (Chapter 10).
2. All middle housing modules (Chapters 2-5) are subject to the provisions in *Retention of Existing Units with Middle Housing* (Section 1.4).
3. All detached single-unit and middle housing modules (Chapters 2-5) are subject to the provisions in *Exception to Certain Design Standards* (Section 1.5).
4. Each module under "Procedures and Applications" is subject to the provisions in *Procedures and Applications, Generally* (Section 9.1).

5. Some modules can only be applied in conjunction with another module. Where this is the case, a city adopting a module by reference must also adopt any modules identified as "Required" in the "Related Code Sections" column in Table 1.1.

TABLE 1.1 MODEL CODE MODULES

Module	Model Code Chapter / Section	Related Code Sections
Housing Types		
Detached Single-Unit and Duplex	Chapter 2	Bonuses for Detached Single-Unit or Duplex (Section 8.2.1)
Triplex and Quadplex	Chapter 3	Bonuses for Triplex or Quadplex (Section 8.2.2)
Townhouse	Chapter 4	Bonuses for Townhouses (Section 8.2.3)
Cottage Cluster	Chapter 5	Bonuses for Cottage Cluster (Section 8.2.4)
Multi-Unit Housing	Chapter 6	Bonuses for Multi-Unit Housing (Section 8.2.5)
Accessory Dwelling Unit	Chapter 7	
Procedures and Applications		
Procedure - Ministerial Decision	Section 9.2	
Procedure - Limited Land Use Decision	Section 9.3	
Application - Zoning Review	Section 9.4	Required: Sections 9.2 and 9.3
Application - Modification	Section 9.5	Required: Section 9.3
Middle Housing Land Division	Section 9.6	Section 1.4; Chapters 2-5

1.3 Relationship to Other Regulations

A. Conflicts.

1. Except as provided in subsection (2), below, in the event of a conflict between this Model Code and other development and design standards applicable to regulated housing, the standards of this Model Code control.

2. If a locally adopted land use development standard conflicts with this Model Code but it would allow the development of more housing (additional square footage and/or units), an applicant may comply with either the standard in this Model Code or the locally adopted standard.

B. Additional Standards Applicable to Regulated Housing. In addition to the standards identified in this Model Code, a city may only apply the following locally adopted land use regulations to regulated housing:

1. Public works standards, provided exceptions granted to single-unit dwellings shall also be granted to duplexes.

2. Protective measures (plans, policies, or regulations) adopted pursuant to statewide land use planning goals (e.g., environmental and natural hazard protections).
3. Regulations related to the following:
    a. Tree protection, retention and planting.
    b. Landscaping design, installation and maintenance including, but not limited to, materials and planting requirements.
    c. Parking lot design and installation, including, but not limited to, shading, screening, materials, and layout.
    d. Sustainability and greenhouse gas reduction.

C. Exceptions. In no case shall the requirements of this Model Code supersede requirements related to:

1. Health and safety, including, but not limited to, fire ingress or egress and emergency vehicle access.
2. Public works standards ensuring safe vehicle access onto the public street system, including but not limited to standards for clear vision areas and driveway/intersection spacing and alignment. This exception does not include minimum driveway width standards.
3. Hazardous or contaminated site clean-up, wildlife protection, or statewide land use planning goals relating to natural resources, natural hazards, the Willamette River Greenway, estuarine resources, coastal shorelands, beaches and dunes or ocean resources.
4. Implementation of fire or building codes, federal or state air, water quality or surface, ground or stormwater requirements or requirements of any federal, state or local law other than a land use regulation.

1.4 Retention of Existing Units with Middle Housing

A. Development of middle housing is allowed on a lot with up to two existing dwelling units, which may be retained on the lot along with the new units. The retained units may consist of:

1. One detached single-unit dwelling;
2. One detached single-unit dwelling plus one accessory dwelling unit; or
3. One duplex.

B. In order to qualify for the allowances in subsection (A), the retained units must have been in place for at least 5 years prior to the proposal for new middle housing units.

C. The retained units do not count toward the number of units allowed on a lot.

D. The retained units may be nonconforming with respect to the applicable siting and design standards in this Model Code or in the city's local housing regulations. In other words, only the new units, and not the retained units, are required to comply with the applicable regulations.

E. Retained units on the lot may be separated from the new units by a Middle Housing Land Division, pursuant to Section 9.6 or ORS 197A.420(4)(c), as applicable.

1.5 Exception to Certain Design Standards

Detached single-unit, duplex, triplex, quadplex, townhouse and cottage cluster developments with 20 or more units are exempt from any residential design standard that is intended to preserve the desired character, architectural expression, decoration or aesthetic quality of new homes, including standards regulating:

- facade materials, colors or patterns;
- roof decoration, form or materials;
- accessories, materials or finishes for entry doors or garages;
- window elements such as trim, shutters or grids;
- fence type, design or finishes;
- architectural details, such as ornaments, railings, cornices and columns;
- size and design of porches or balconies;
- variety of design or floorplan; or
- front or back yard area landscaping materials or vegetation.

All other design and siting standards in this Model Code shall apply.

Chapter 2 – Detached Single-Unit and Duplex

Sections:
2.1 Development Standards - Detached Single-Units and Duplex
2.2 Design Standards - Detached Single-Unit and Duplex
2.3 Unit Configuration and Conversions - Duplex

2.1 Siting Standards – Detached Single-Unit and Duplex

The siting standards in Table 2.1 apply to the development of a detached single-unit or duplex dwelling on a lot. Standards applicable to a lot (i.e., FAR, minimum density, setbacks, and outdoor area) apply to the parent lot, not child lots created by a Middle Housing Land Division. For qualified projects, the standards in Table 2.1 may be modified by the applicable bonuses in Chapter 8.

Large Cities:

TABLE 2.1 SITING STANDARDS - DETACHED SINGLE-UNIT AND DUPLEX: LARGE CITIES	
Maximum Floor Area Ratio (FAR) (see Section 10.1.2)	
• 1 total dwelling unit	0.6 to 1
• 2 to 3 total dwelling units (1)	0.9 to 1
Maximum Building/Structure Height (see Section 10.1.3)	35 ft
Minimum Density (see Section 10.1.4)	1 unit per 5,700 sf of net site area
Minimum Setbacks (see Section 10.1.5)	
• Front building setback	5 ft
• Side building setback	5 ft
• Rear building setback	5 ft
• Garage entrance setback (driveway length)	18 ft
Minimum Required Outdoor Area and Usable Open Space (see Section 10.1.6)	
• Required Outdoor Area	15% of lot area
• Usable Open Space	None
Vehicle Parking (see Section 10.1.7)	
• Minimum number of off-street spaces	None
• Maximum number of off-street spaces	2 spaces per unit
Minimum Number of Bicycle Parking Spaces (see Section 10.1.8)	
• Long-term Spaces	None
• Short-term Spaces	None
NOTES: (1) If an additional unit is added to a lot with an existing, retained dwelling unit that has been in place for at least 5 years, the maximum FAR may be exceeded by up to 1,000 square feet of new floor area.	

2 – Detached Single-Unit and Duplex

Medium Cities:

TABLE 2.1 SITING STANDARDS - DETACHED SINGLE-UNIT AND DUPLEX: MEDIUM CITIES	
Maximum Floor Area Ratio (FAR) (see Section 10.1.2)	
• 1 total dwelling unit	0.6 to 1
• 2 to 3 total dwelling units	0.8 to 1
Maximum Building/Structure Height (see Section 10.1.3)	35 ft
Minimum Density (see Section 10.1.4)	1 unit per 5,700 sf of net site area
Minimum Setbacks (see Section 10.1.5)	
• Front building setback	5 ft
• Side building setback	5 ft
• Rear building setback	5 ft
• Garage entrance setback (driveway length)	18 ft
Minimum Required Outdoor Area and Usable Open Space (see Section 10.1.6)	
• Required Outdoor Area	15% of lot area
• Usable Open Space	None
Vehicle Parking (see Section 10.1.7)	
• Minimum number of off-street spaces	1 space per unit
• Maximum number of off-street spaces	None
Minimum Number of Bicycle Parking Spaces (see Section 10.1.8)	
• Long-term Spaces	None
• Short-term Spaces	None
NOTES: (1) If an additional unit is added to a lot with an existing, retained dwelling unit that has been in place for at least 5 years, the maximum FAR may be exceeded by up to 1,000 square feet of new floor area.	

2.2 Design Standards – Detached Single-Unit and Duplex

Except as provided in Section 1.5, the design standards in this section apply to the development of a detached single-unit or duplex dwelling on a lot.

2.2.1 Entry Orientation and Pedestrian Connectivity

A. Standard. At least one main entrance for each residential structure must meet the following standards. The entrance must:

1. Be no more than 8 feet farther from the front lot line than the structure's longest wall that faces the front lot line.
2. Meet at least one of the following:
    a. Face the street (see Figure 2.2.1a);
    b. Be at an angle of up to 45 degrees from the street (see Figure 2.2.1.b); or
    c. Open onto a covered porch or patio (see Figure 2.2.1.c). The porch or patio must:
        i. Be at least 25 square feet in area; and
        ii. Have at least one entrance facing the street.
3. Connect to the sidewalk by a hard-surfaced walkway other than a driveway. The walkway shall have a minimum width of 2 feet. The walkway may abut the driveway. Where there is no sidewalk abutting the property, the walkway shall extend to the street lot line.

B. Exceptions. The following are exempt from these standards:

1. Any detached structure for which more than 50 percent of its street-facing façade is separated from the street lot line by a dwelling or buildable lot.
2. Accessory dwelling units.
3. Accessible or adaptable units, provided the main entrance is connected to the public sidewalk by an accessible walkway.

2 – Detached Single-Unit and Duplex

Note, in the final Model Code, steps will be removed from all diagrams to avoid implying that stairs are encouraged or required.

Figure 2.2.1.a. Main Entrance Facing the Street

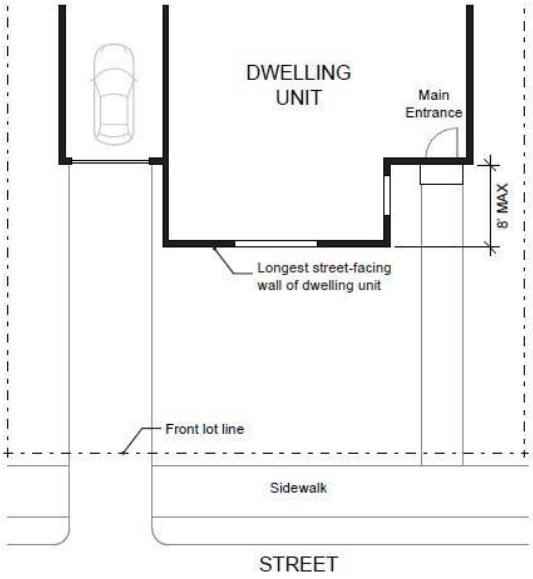


Figure 2.2.1.b. Main Entrance at 45° Angle from the Street

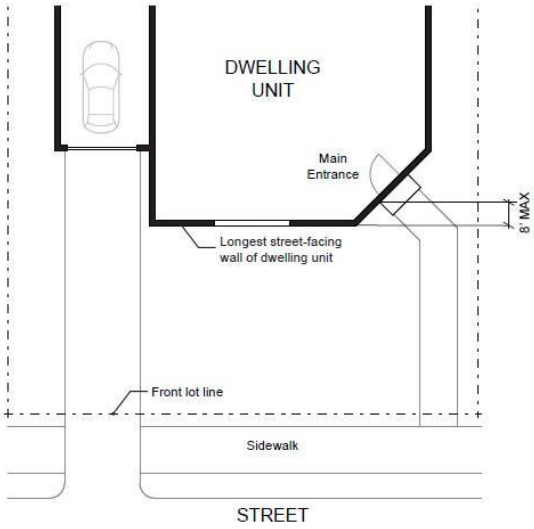
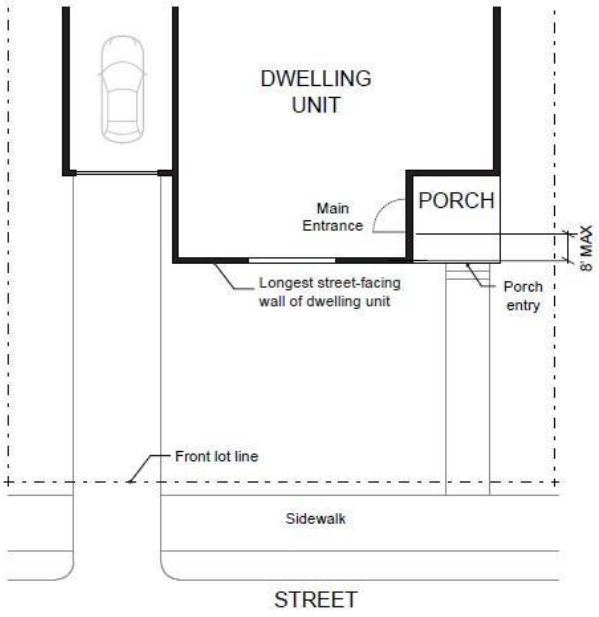


Figure 2.2.1.c. Main Entrance Opening onto a Porch



2.2.2 Transitions to Residential Entrances

The following standards apply to each main entrance that is 10 feet or closer to a street lot line.

A. Standard. The main entrance must have at least two of the following within the setback:

1. A wall or fence that is 18 to 36 inches high.
2. Landscaping that meets the city's planting standards.
3. For each street-facing entrance, one canopy tree that is at least 1.5 inches in diameter, or at least 4 feet in height when planted, and that will achieve a mature canopy spread of at least 10 feet. An existing, retained tree may be used to meet this standard.
4. Common or private outdoor area of at least 48 square feet designed so that a 4-foot by 6-foot dimension will fit entirely within it.

B. Exceptions. None.

2.2.3 Windows and Doors

A. Standard.

1. Windows or pedestrian entrance doors must be provided on street-facing facades as follows:
   a. At least one street-facing façade must have a minimum of 15 percent windows or pedestrian entrance doors.
   b. All other street-facing facades must have a minimum of 10 percent windows or pedestrian entrance doors.
2. See Section 10.1.9 for measurement methodology.

B. Exceptions. The following facades are exempt from these standards:

1. Facades separated from the street lot line by a dwelling or buildable lot.
2. Facades that are more than 40 feet from the street lot line.
3. Facades facing an alley.

2.2.4 Off-Street Parking Areas

The following standards apply to the parent lot, not child lots created by a Middle Housing Land Division.

A. Standards.

1. The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of the street frontage (see Figure 2.2.4.a).
2. The total width of all driveway approaches must not exceed 32 feet, as measured at the lot lines.

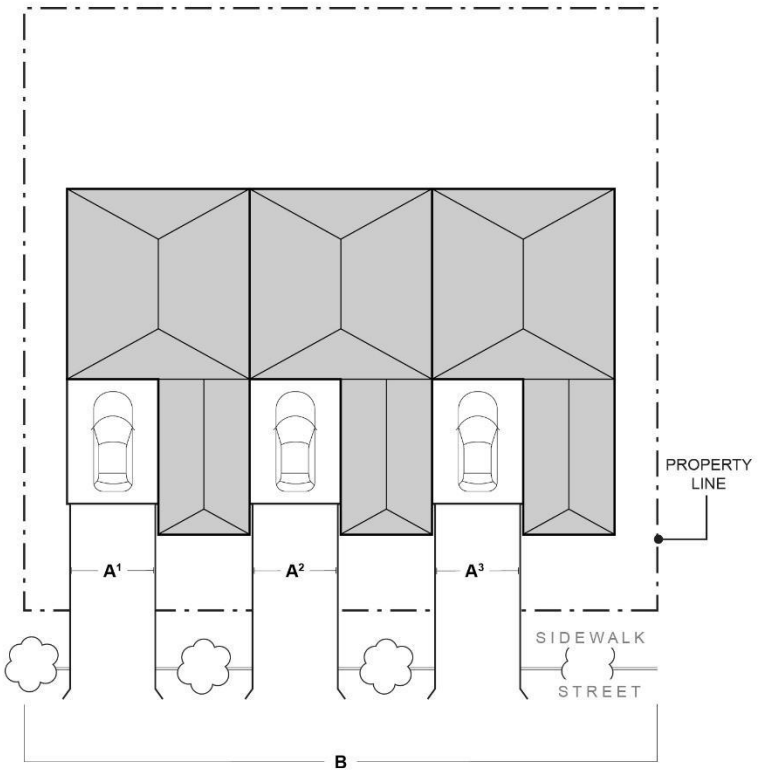
2 – Detached Single-Unit and Duplex

B. Exceptions.

1. The following are exempt from these standards:
   a. Accessible or adaptable units.
   b. Lots that receive vehicular access only from an alley..
2. Garages or off-street parking areas that are separated from the street lot line by a dwelling or that are more than 40 feet from the street lot line are exempt from subsection (A)(1).

Figure 2.2.4.a. Width of Garages and Parking Areas

Note, an updated figure will be needed if the final Model Code includes this standard for DSU and duplex.



(A) Garage and on-site parking and maneuvering areas

(B) Total street frontage

$$\frac{A^1 + A^2 + A^3}{B} \leq 50\%$$

2.3 Unit Configuration and Conversions – Duplex

2.3.1 Unit Configuration

A. Standard.

1. Duplex units may be attached to each other.
2. Duplex units may be detached where:
    a. The units are sited on a lot with retained units under Section 1.5;
    b. No more than one detached unit on the lot exceeds 1,200 square feet; or
    c. The unit(s) qualify for at least one bonus category, as provided in Chapter 8.
3. Accessory dwelling units may be attached to a single-unit dwelling or detached in accordance with Chapter 7.
4. Where units are added to a lot with a retained dwelling unit(s), pursuant to Section 1.4, one added unit with a floor area of 1,000 square feet or less may qualify as an accessory dwelling unit under the standards in Chapter 7.

B. Exceptions. None.

2.3.2 Conversions

Additions to, or conversions of, an existing detached single-unit dwelling into a duplex is allowed, provided that the addition or conversion does not increase nonconformance with applicable siting and design standards of this Model Code, unless increasing nonconformance is otherwise permitted by the city's development regulations.

Chapter 3 – Triplex and Quadplex

Sections:
3.1 Siting Standards – Triplex and Quadplex
3.2 Design Standards – Triplex and Quadplex
3.3 Unit Configuration and Conversions – Triplex and Quadplex

3.1 Siting Standards – Triplex and Quadplex

The siting standards in Table 3.1 apply to the development of a triplex or quadplex on a lot. Standards applicable to a lot (i.e., FAR, minimum density, setbacks, and outdoor area) apply to the parent lot, not child lots created by a Middle Housing Land Division. For qualified projects, the standards in Table 3.1 may be modified by the applicable bonuses in Chapter 8.

Large Cities:

TABLE 3.1 SITING STANDARDS - TRIPLEX AND QUADPLEX: LARGE CITIES	
Maximum Floor Area Ratio (FAR) (see Section 10.1.2)	
• 3 total dwelling units (Triplex)	1.1 to 1
• 4 total dwelling units (Quadplex)	1.4 to 1
Maximum Building/Structure Height (see Section 10.1.3)	35 ft
Minimum Density (see Section 10.1.4)	1 unit per 3,630 sf of net site area
Minimum Setbacks (see Section 10.1.5)	
• Front building setback	5 ft
• Side building setback	5 ft
• Rear building setback	5 ft
• Garage entrance setback (driveway length)	5 / 18 ft
Minimum Required Outdoor Area and Usable Open Space (see Section 10.1.6)	
• Required Outdoor Area	15% of lot area
• Usable Open Space	None
Vehicle Parking (see Section 10.1.7)	
• Minimum number of off-street spaces	None
• Maximum number of off-street spaces	2 spaces per unit
Minimum Number of Bicycle Parking Spaces (see Section 10.1.8)	
• Long-term Spaces	None
• Short-term Spaces	None

Medium Cities:

TABLE 3.1 SITING STANDARDS - TRIPLEX AND QUADPLEX: MEDIUM CITIES	
Maximum Floor Area Ratio (FAR) (see Section 10.1.2)	
• 3 total dwelling units (Triplex)	1.1 to 1
• 4 total dwelling units (Quadplex)	1.2 to 1
Maximum Building/Structure Height (see Section 10.1.3)	35 ft
Minimum Density (see Section 10.1.4)	1 unit per 3,630 sf of net site area
Minimum Setbacks (see Section 10.1.5)	
• Front building setback	5 ft
• Side building setback	5 ft
• Rear building setback	5 ft
• Garage entrance setback (driveway length)	18 ft
Minimum Required Outdoor Area and Usable Open Space (see Section 10.1.6)	
• Required Outdoor Area	15% of lot area
• Usable Open Space	None
Vehicle Parking (see Section 10.1.7)	
• Minimum number of off-street spaces	1 space per triplex 2 spaces per quadplex
• Maximum number of off-street spaces	None
Minimum Number of Bicycle Parking Spaces (see Section 10.1.8)	
• Long-term Spaces	None
• Short-term Spaces	None

3.2 Design Standards – Triplex and Quadplex

Except as provided in Section 1.5, the design standards in this section apply to the development of a triplex or quadplex on a lot.

3.2.1 Entry Orientation and Pedestrian Connectivity

A. Standard. At least one main entrance for each residential structure must comply with all the following standards. The entrance must:

1. Be no more than 8 feet farther from the front lot line than the structure's longest wall that faces the front lot line.

2. Meet at least one of the following:

   a. Face the street (see Figure 3.2.1.a),

b. Be at an angle of up to 45 degrees from the street (see Figure 3.2.1.b);

c. Face a common open space that is adjacent to the street and is abutted by dwellings on at least two sides (see Figure 3.2.1.c); or

d. Open onto a covered porch or patio (see Figure 3.2.1.d). The porch or patio must:

i. Be at least 25 square feet in area; and

ii. Have at least one entrance facing the street.

3. Connect to the sidewalk by a hard-surfaced walkway other than a driveway. The walkway shall have a minimum width of 2 feet. The walkway may abut the driveway. Where there is no sidewalk abutting the property, the walkway shall extend to the street lot line.

B. Exceptions. The following are exempt from these standards:

1. Any detached structure for which more than 50 percent of its street-facing facade is separated from the street lot line by a dwelling or buildable lot.

2. Accessible or adaptable units, provided the main entrance is connected to the public sidewalk by an accessible walkway.

3 – Triplex and Quadplex

Note, in the final Model Code, steps will be removed from all diagrams to avoid implying that stairs are encouraged or required.

Figure 3.2.1.a. Main Entrance Facing the Street

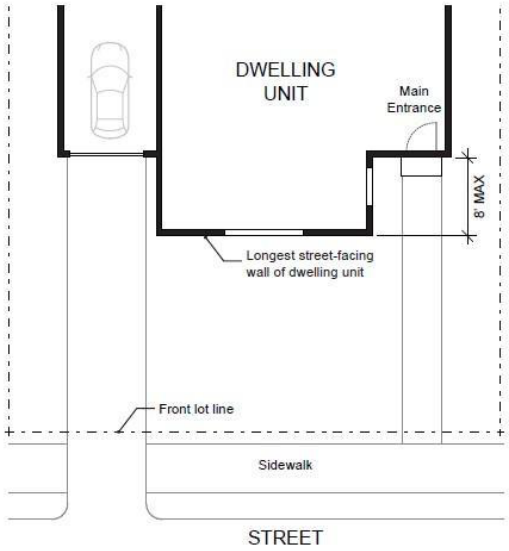


Figure 3.2.1.b. Main Entrance at 45° Angle from the Street

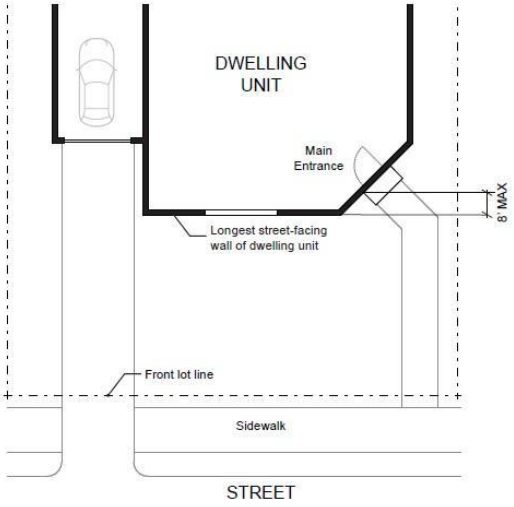


Figure 3.2.1.c. Main Entrance Opening onto a Porch

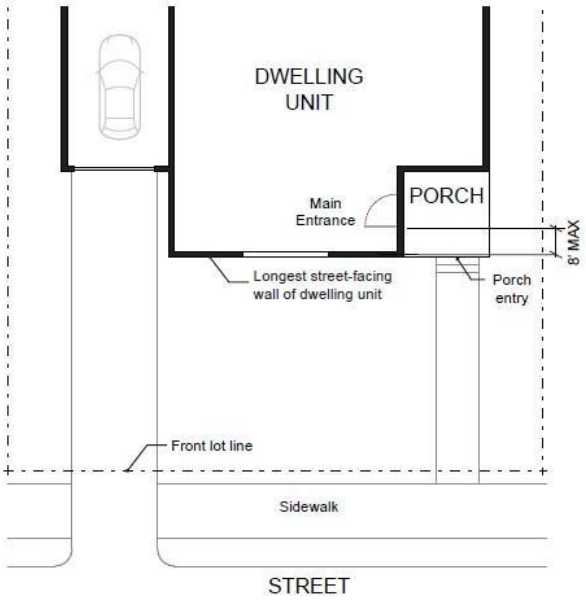
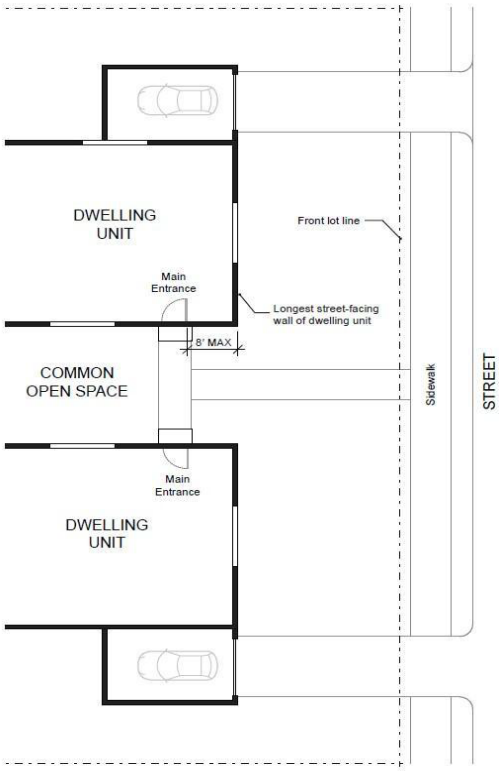


Figure 3.2.1.d. Main Entrance Facing Common Open Space



3.2.2 Transitions to Residential Entrances

The following standards apply to each main entrance that is 10 feet or closer to a street lot line and provides direct access to a dwelling unit.

A. Standards. The main entrance must have at least two of the following within the setback:

1. A wall or fence that is 18 to 36 inches high.
2. Landscaping that meets the city's planting standards.
3. For each street-facing entrance, one canopy tree that is at least 1.5 inches in diameter, or at least 4 feet in height when planted, and that will achieve a mature canopy spread of at least 10 feet. An existing, retained tree may be used to meet this standard.
4. Common or private outdoor area of at least 48 square feet designed so that a 4-foot by 6-foot dimension will fit entirely within it.

B. Exceptions. None.

3.2.3 Windows and Doors

A. Standard.

1. Windows or pedestrian entrance doors must be provided on street-facing facades as follows:
   a. At least one street-facing façade must have a minimum of 15 percent windows or pedestrian entrance doors.
   b. All other street-facing facades must have a minimum of 10 percent windows or pedestrian entrance doors.
2. See Section 10.1.9 for measurement methodology.

B. Exceptions. The following facades are exempt from these standards:

1. Facades separated from the street lot line by a dwelling or buildable lot.
2. Facades that are more than 40 feet from the street lot line.
3. Facades facing an alley.

3.2.4 Off-Street Parking Areas

The following standards apply to the parent lot, not child lots created by a Middle Housing Land Division.

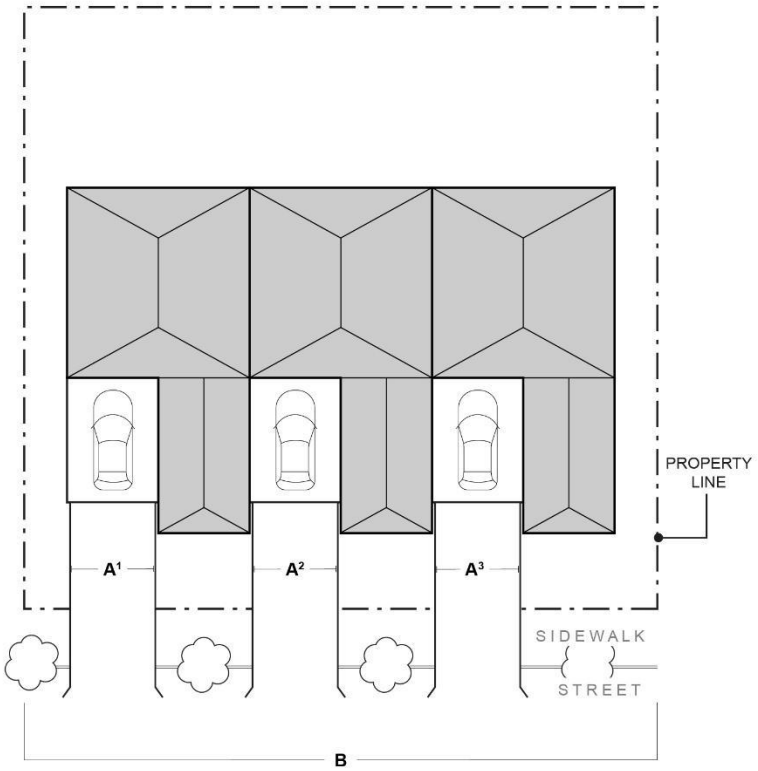
A. Standard. The combined width of all garages and outdoor on-site parking and maneuvering areas shall not exceed a total of 50 percent of the street frontage (see Figure 3.2.4.a).

B. Exceptions. The following are exempt from these standards:

1. Accessible or adaptable units.

2. Lots that receive vehicular access from an alley.
3. Garages or off-street parking areas that are separated from the street lot line by a dwelling.

Figure 3.2.4.a. Width of Garages and Parking Areas



(A) Garage and on-site parking and maneuvering areas

(B) Total street frontage

$$\frac{A^1 + A^2 + A^3}{B} \leq 50\%$$

3.2.5 Driveway Approach

A. Standard. Driveway approaches must comply with the following:

1. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the lot line (see Figure 3.2.5.a). For lots with more than one frontage, see subsection (3).
2. Driveway approaches may be separated when located on a local street (see Figure 3.2.5.a). If approaches are separated, they must meet the city's driveway spacing standards applicable to local streets.

3 – Triplex and Quadplex

3. In addition, lots with more than one frontage must comply with the following:
    a. Lots must access the street with the lowest transportation classification for vehicle traffic. For lots abutting an improved alley (defined as an alley that meets the city's standards for width and pavement), access must be taken from the alley (see Figure 3.2.5.b).
    b. Lots with frontages only on collectors and/or arterial streets must meet the city's access standards applicable to collectors and/or arterials.
    c. Triplexes and quadplexes on lots with frontages only on local streets may have either:
        i. Two driveway approaches not exceeding 32 feet in total width on one frontage; or
        ii. One maximum 16-foot-wide driveway approach per frontage (see Figure 3.2.5.c).

Figure 3.2.5.a. Driveway Approach Width and Separation on Local Street

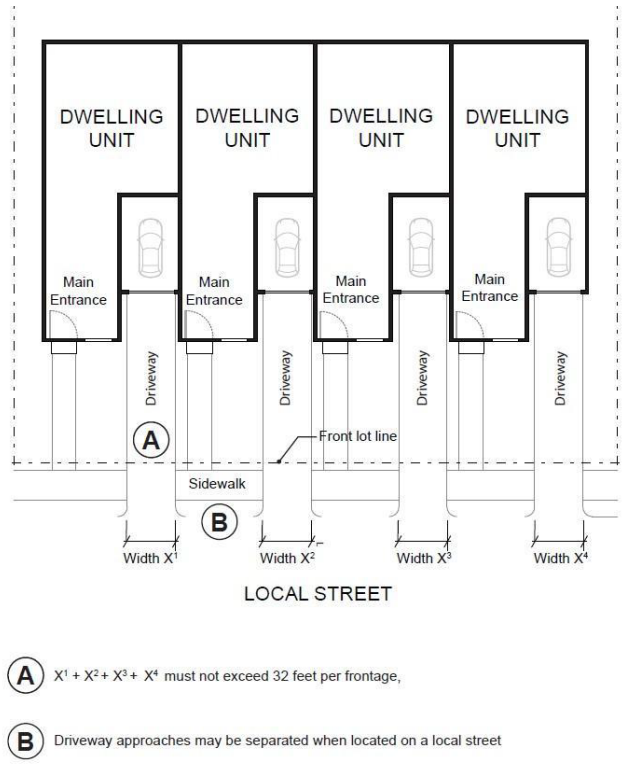


Figure 3.2.5.b. Alley Access

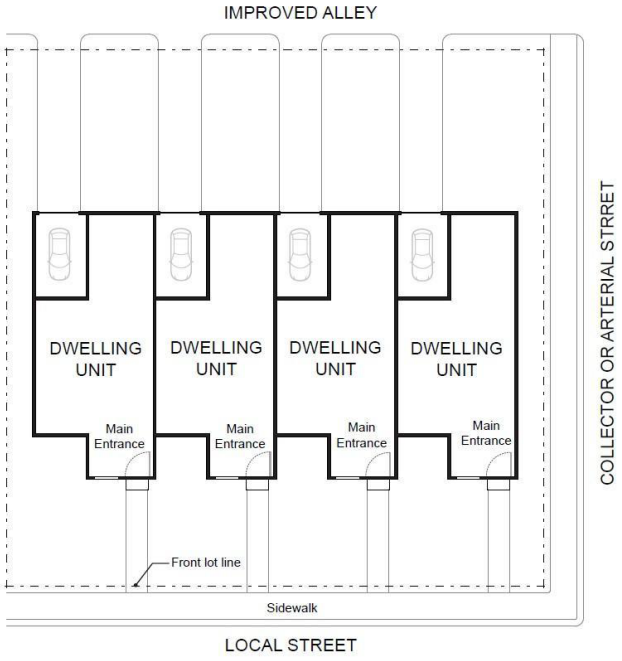
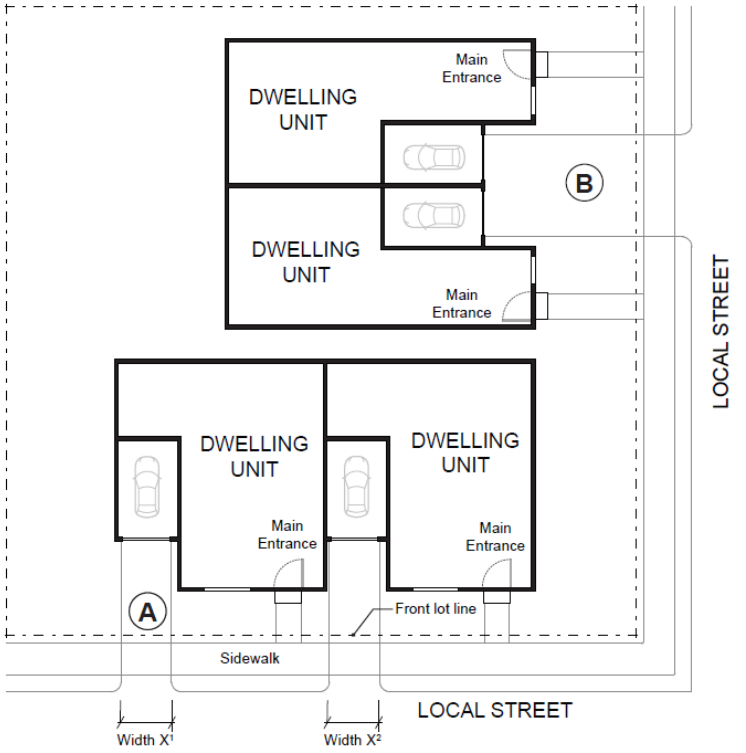


Figure 3.2.5.c. Driveway Approach Options for Multiple Local Street Frontages



Options for site with more than one frontage on local streets:

A Two driveway approaches not exceeding 32 feet in total width on one frontage (as measured X1 + X2); or

B One maximum 16-foot-wide driveway approach per frontage.

(Note: Both options are depicted here for illustrative purposes only. The standards do not allow both Options A and B on the same site.)

B. Exceptions. Accessible or adaptable units are exempt from the standards in subsections (1) and (3)(c).

3.2.6 Trash Storage

A. Standard. Shared storage facilities for trash and recycling receptacles that are located within 20 feet of a street lot line or a lot line abutting residential property shall meet the following standards:

1. The storage facility shall be screened from street lot lines and abutting residential properties by a wall, solid fence, or evergreen hedge. The screen must be at least 4 feet in height and located no more than 3 feet from the storage facility.
2. The storage facility must be separated from residences on abutting properties and from the street lot line by at least 5 feet.

B. Exceptions. Trash and recycling receptacles stored within a building are exempt from these standards.

3.3 Unit Configuration and Conversions – Triplex and Quadplex

3.3.1 Unit Configuration

A. Standard.

1. The units in a triplex or quadplex may be attached to each other.
2. The units in a triplex or quadplex may be detached where:
    a. The units are sited on a lot with retained units under Section 1.5;
    b. No more than one detached unit on the lot exceeds 1,200 square feet; or
    c. The unit(s) qualify for at least one bonus category, as provided in Chapter 8.

B. Exceptions. None.

3.3.2 Conversions

Additions to, or conversions of, an existing detached single-unit dwelling or duplex into a triplex or quadplex is allowed, provided that the addition or conversion does not increase nonconformance with applicable standards of this Model Code, unless increasing nonconformance is otherwise permitted by the city's development regulations.

Chapter 4 – Townhouse

Sections:
4.1 Siting Standards – Townhouse
4.2 Design Standards – Townhouse

4.1 Siting Standards – Townhouse

The siting standards in Table 4.1 apply to Townhouses. FAR, minimum density, and outdoor area standards are calculated based on a townhouse site, not each townhouse lot (refer to the "site" definition in Section 10.2). For qualified projects, the standards in Table 4.1 may be modified by the applicable bonuses in Chapter 8.

Large Cities:

TABLE 4.1 SITING STANDARDS - TOWNHOUSE: LARGE CITIES	
Minimum Street Frontage for Townhouse Lots with Individual Driveway Access onto a Public Street (see Section 4.2.4)	15 feet
Maximum Floor Area Ratio (FAR) (see Section 10.1.2)	1.4 to 1
Maximum Building/Structure Height (see Section 10.1.3)	35 ft
Maximum Number of Attached Townhouses per Structure	6 Townhouses
Minimum Density (see Section 10.1.4)	1 unit per 2,720 sf of net site area
Minimum Setbacks (see Section 10.1.5)	
• Front building setback	5 ft
• Common wall setback (along lot line where units are attached)	0 ft
• Side building setback	5 ft
• Rear building setback	5 ft
• Garage entrance setback (driveway length)	5 / 18 ft
Minimum Required Outdoor Area and Usable Open Space (see Section 10.1.6)	
• Required Outdoor Area	15% of site area
• Usable Open Space	None
Vehicle Parking (see Section 10.1.7)	
• Minimum number of off-street spaces	None
• Maximum number of off-street spaces	2 spaces per unit
Minimum Number of Bicycle Parking Spaces (see Section 10.1.8)	
• Long-term Spaces	None
• Short-term Spaces	None
Areas Owned in Common Common areas must be maintained by a homeowners association or other legal entity. Such legal entity may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions must be	

TABLE 4.1 SITING STANDARDS - TOWNHOUSE: LARGE CITIES
recorded and provided to the city prior to issuance of a building permit.

Medium Cities:

TABLE 4.1 SITING STANDARDS - TOWNHOUSE: MEDIUM CITIES	
Maximum Floor Area Ratio (FAR) (see Section 10.1.2)	1.2 to 1
Maximum Building/Structure Height (see Section 10.1.3)	35 ft
Maximum Number of Attached Townhouses per Structure	6 Townhouses
Minimum Density (see Section 10.1.4)	1 unit per 3,630 sf of net site area
Minimum Setbacks (see Section 10.1.5)	
• Front building setback	5 ft
• Common wall setback (along lot line where units are attached)	0 ft
• Side building setback	5 ft
• Rear building setback	5 ft
• Garage entrance setback (driveway length)	5 / 18 ft
Minimum Required Outdoor Area and Usable Open Space (see Section 10.1.6)	
• Required Outdoor Area	15% of site area
• Usable Open Space	None
Vehicle Parking (see Section 10.1.7)	
• Minimum number of off-street spaces	1 space per unit
• Maximum number of off-street spaces	None
Minimum Number of Bicycle Parking Spaces (see Section 10.1.8)	
• Long-term Spaces	None
• Short-term Spaces	None
Areas Owned in Common Common areas must be maintained by a homeowners association or other legal entity. Such legal entity may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions must be recorded and provided to the city prior to issuance of a building permit.	

4.2 Design Standards – Townhouse

Except as provided in Section 1.5, the design standards in this section apply to the development of townhouses.

4.2.1 Entry Orientation and Pedestrian Connectivity

A. Standard. The main entrance of each townhouse must comply with all the following standards. The entrance must:

1. Be no more than 8 feet farther from the front lot line than the dwelling unit's longest wall that faces the front lot line.
2. Meet at least one of the following:
    a. Face the street (see Figure 4.2.1.a),
    b. Be at an angle of up to 45 degrees from the street (see Figure 4.2.1.b); or
    c. Open onto a covered porch or patio (see Figure 4.2.1.c). The porch or patio must:
        i. Be at least 25 square feet in area; and
        ii. Have at least one entrance facing the street.
3. Connect to the sidewalk by a hard-surfaced walkway other than the driveway. The walkway shall have a minimum width of 2 feet. The walkway may abut the driveway. Where there is no sidewalk abutting the property, the walkway shall extend to the street lot line.

B. Exceptions. The following are exempt from these standards:

1. Townhouses on townhouse lots that do not have public street frontage.
2. Townhouses with ground levels that are designed as accessible or adaptable, provided the main entrance is connected to the public sidewalk by an accessible walkway.

4 – Townhouse

Note, in the final Model Code, steps will be removed from all diagrams to avoid implying that stairs are encouraged or required.

Figure 4.2.1.a. Main Entrance Facing the Street

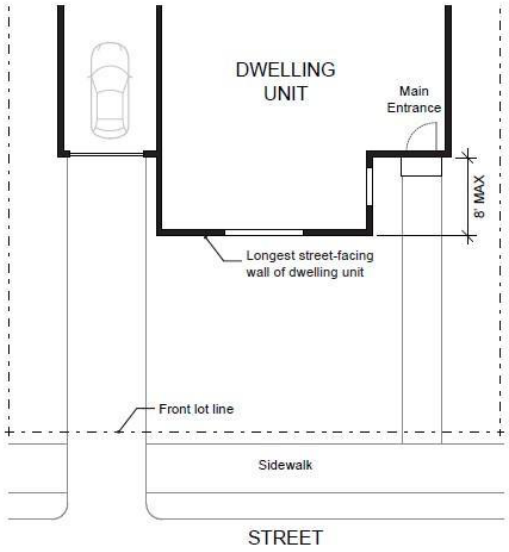


Figure 4.2.1.b. Main Entrance at 45° Angle from the Street

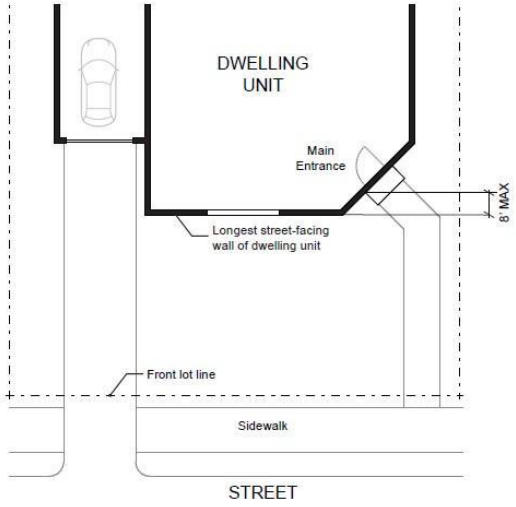
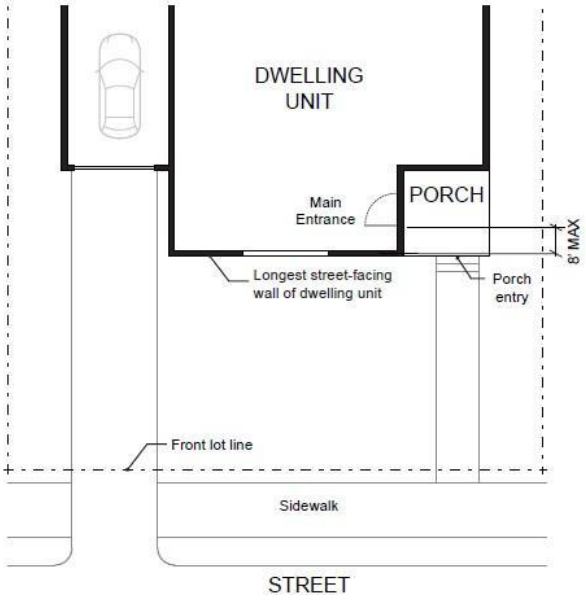


Figure 4.2.1.c. Main Entrance Opening onto a Porch



4.2.2 Transitions to Residential Entrances

The following standards apply to each main entrance that is 10 feet or closer to a street lot line.

A. Standards. The main entrance must have at least two of the following within the setback:

1. A wall or fence that is 18 to 36 inches high.
2. Landscaping that meets the city's planting standards.
3. For each street-facing entrance, one canopy tree that is at least 1.5 inches in diameter, or at least 4 feet in height when planted, and that will achieve a mature canopy spread of at least 10 feet. An existing, retained tree may be used to meet this standard.
4. Common or private outdoor area of at least 48 square feet designed so that a 4-foot by 6-foot dimension will fit entirely within it.

B. Exceptions. None.

4.2.3 Windows and Doors

A. Standard.

1. Windows or pedestrian entrance doors must be provided on street-facing facades on each individual unit as follows:
   a. At least one street-facing façade must have a minimum of 15 percent windows or pedestrian entrance doors.
   b. All other street-facing facades must have a minimum of 10 percent windows or pedestrian entrance doors.
2. See Section 10.1.9 for measurement methodology.

B. Exceptions. The following facades are exempt from these standards:

1. Facades separated from the street lot line by a dwelling or buildable lot.
2. Facades that are more than 40 feet from the street lot line.
3. Facades facing an alley.

4.2.4 Driveway Access and Parking

A. Standard. Townhouses with frontage on a public street shall either meet the standards in subsection (1) or subsection (2).

1. Where garage entrances, off-street parking areas and driveways are located on the front façade, in the front yard, or in front of a townhouse, the following standards shall be met (see Figure 4.2.4.a).

a. Each townhouse lot shall have at least 15 feet of street frontage on a local street.

b. A maximum of one driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.

c. Outdoor on-site parking and maneuvering areas shall not exceed 12 feet wide on any lot.

d. The garage width shall not exceed 12 feet, as measured from the inside of the garage door frame.

e. This standard does not supersede a city's driveway separation standards.

2. For all other configurations of driveway access and parking, the following standards shall be met.

a. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.

b. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 4.2.4.b.

c. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 4.2.4.c.

d. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.

B. Exceptions.

1. Townhouse projects in which vehicular access for all units is exclusively from a rear alley are exempt from these standards.

2. Townhouses with ground levels that are designed as accessible or adaptable are exempt from subsections (A)(1)(c)-(d).

4.2.5 Trash Storage

A. Standard. Shared storage facilities for trash and recycling receptacles that are located within 20 feet of a street lot line or a lot line abutting residential property shall meet the following standards:

1. The storage facility shall be screened from street lot lines and abutting residential properties by a wall, solid fence, or evergreen hedge. The screen must be at least 4 feet in height and located no more than 3 feet from the storage facility.

2. The storage facility must be separated from residences on abutting properties and from the street lot line by at least 5 feet.

B. Exceptions. Trash and recycling receptacles stored within a building are exempt from these standards.

4 – Townhouse

Figure 4.2.4.a. Townhouses with Parking in Front Yard

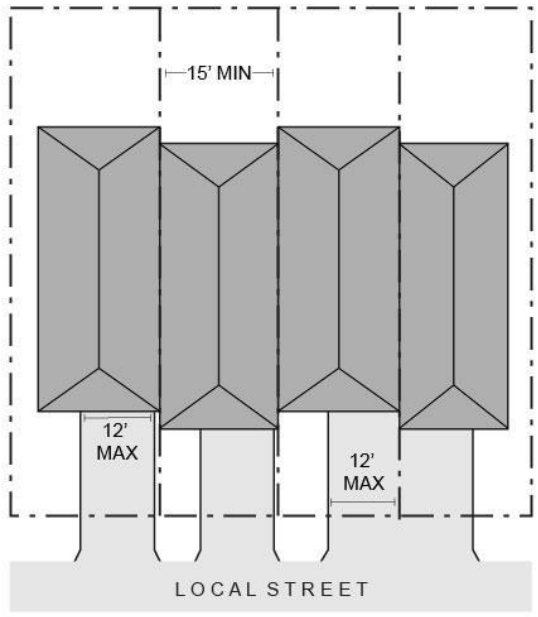


Figure 4.2.4.b. Townhouses on Corner Lot with Shared Access

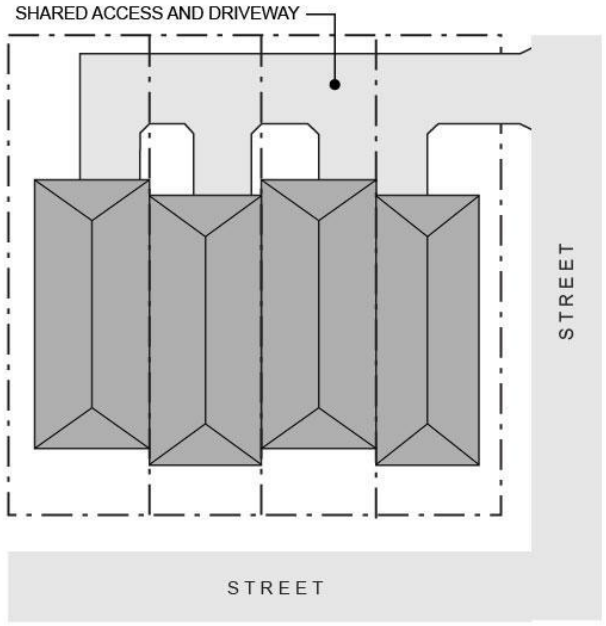
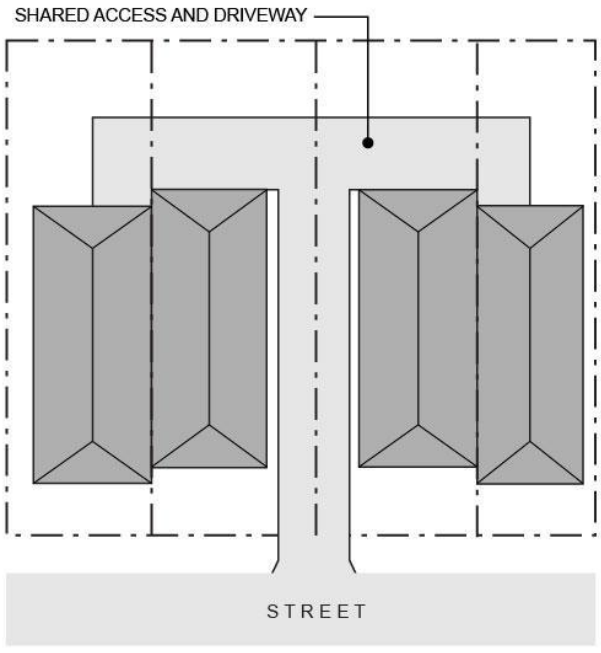


Figure 4.24.c. Townhouses with Consolidated Access



Chapter 5 – Cottage Cluster

Sections:
5.1 Siting Standards – Cottage Cluster
5.2 Design Standards - Cottage Cluster

5.1 Siting Standards – Cottage Cluster

The siting standards in Table 5.1 apply to the development of a cottage cluster. Standards applicable to a lot (i.e., minimum density, setbacks, and outdoor area) apply to the parent lot, not child lots created by a Middle Housing Land Division. For qualified projects, the standards in Table 5.1 may be modified by the applicable bonuses in Chapter 8.

Large Cities:

TABLE 5.1 SITING STANDARDS - COTTAGE CLUSTER: LARGE CITIES	
Maximum Number of Cottages per Cottage Cluster	12 cottages
Maximum Floor Area Ratio (FAR) (see Section 10.1.2)	None
Average Cottage Size. Based on average floor area of all cottages and community buildings within the cottage cluster. (see Section 10.1.2)	1,400 sf or less
Average Cottage Footprint	
• Average of cottages with height of 15 feet or less	1,400 sf or less
• Average of cottages with height over 15 feet	900 sf or less
Maximum Building/Structure Height (see Section 10.1.3)	25 ft
Minimum Density (see Section 10.1.4)	1 unit per 3,630 sf of net site area
Minimum Setbacks (see Section 10.1.5)	
• Front building setback	5 ft
• Side building setback	5 ft
• Rear building setback	5 ft
• Garage entrance setback (driveway length)	5 / 18 ft
Minimum Required Open Space - Courtyard (see Section 5.2.2)	150 sf per cottage
Vehicle Parking (see Section 10.1.7)	
• Minimum number of off-street spaces	None
• Maximum number of off-street spaces	None
Minimum Number of Bicycle Parking Spaces (see Section 10.1.8)	
• Long-term Spaces	None
• Short-term Spaces	None
Areas Owned in Common Common areas must be maintained by a homeowners association or other legal entity. Such legal entity may also be	

TABLE 5.1 SITING STANDARDS - COTTAGE CLUSTER: LARGE CITIES
responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions must be recorded and provided to the city prior to issuance of a building permit.

Medium Cities:

TABLE 5.1 SITING STANDARDS - COTTAGE CLUSTER: MEDIUM CITIES	
Maximum Number of Cottages per Cottage Cluster	10 cottages
Maximum Floor Area Ratio (FAR) (see Section 10.1.2)	None
Average Cottage Size. Based on average floor area of all cottages and community buildings within the cottage cluster. (see Section 10.1.2)	1,400 sf or less
Average Cottage Footprint	
• Average of cottages with height of 15 feet or less	1,400 sf or less
• Average of cottages with height over 15 feet	900 sf or less
Maximum Building/Structure Height (see Section 10.1.3)	25 ft
Minimum Density (see Section 10.1.4)	1 unit per 3,630 sf of net site area
Minimum Setbacks (see Section 10.1.5)	
• Front building setback	5 ft
• Side building setback	5 ft
• Rear building setback	5 ft
• Garage entrance setback (driveway length)	5 / 18 ft
Minimum Required Open Space - Courtyard (see Section 5.2.2)	150 sf per cottage
Vehicle Parking (see Section 10.1.7)	
• Minimum number of off-street spaces	1 space per unit
• Maximum number of off-street spaces	None
Minimum Number of Bicycle Parking Spaces (see Section 10.1.8)	
• Long-term Spaces	None
• Short-term Spaces	None
Areas Owned in Common Common areas must be maintained by a homeowners association or other legal entity. Such legal entity may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions must be recorded and provided to the city prior to issuance of a building permit.	

5.2 Design Standards – Cottage Cluster

Except as provided in Section 1.5, the design standards in this section apply to the development of cottage clusters.

5.2.1 Cottage Orientation

A. Standard. Cottages must be clustered around a common courtyard, as demonstrated by meeting the following standards (see Figure 5.2.2.a):

1. Each cottage within a cluster must have a main entrance that is directly connected to the common courtyard by a pedestrian walkway.
2. A minimum of 50 percent of cottages within a cluster must:
    a. Be within 10 feet from the common courtyard, measured from the façade of the cottage that includes the main entrance to the nearest edge of the common courtyard; and
    b. Have a main entrance that either faces the common courtyard or is no more than 20 feet from the common courtyard.

B. Exceptions. An existing dwelling or dwellings included within a cottage cluster pursuant to Section 5.2.8 may be excluded from the calculation of cottages oriented toward the common courtyard at the applicant's option.

5.2.2 Common Courtyard Design Standards

A. Standard. Each cottage cluster must share a common courtyard that meets the following standards (see Figure 5.2.2.a):

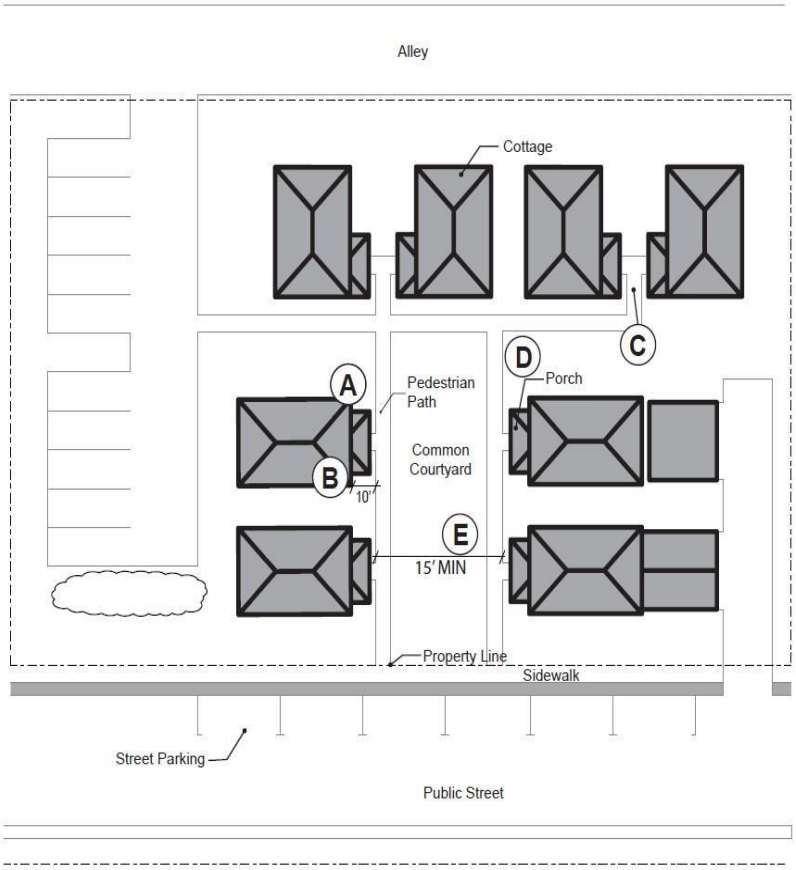
1. The common courtyard must be a single, contiguous piece.
2. Cottages must abut the common courtyard on at least two sides of the courtyard.
3. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension and must meet the minimum area standard in Table 5.1.
4. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian walkways, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.
5. Pedestrian walkways must be included in a common courtyard. Walkways that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

B. Exceptions. None.

5 – Cottage Cluster

Figure 5.2.2.a. Cottage Cluster Orientation and Common Courtyard Standards

Note, the figure will be updated in the final Model Code.



A A minimum of 50% of cottages must be oriented to the common courtyard.

B Cottages oriented to the common courtyard must be within 10 feet of the courtyard.

C Cottages must be connected to the common courtyard by a pedestrian path.

D Cottages must abut the courtyard on at least two sides of the courtyard.

E The common courtyard must be at least 15 feet wide at it narrowest width.

5.2.3 Community Buildings

A. Standard. Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:

1. Each cottage cluster is permitted one community building, which shall count towards the maximum average floor area, pursuant to Table 5.1.
2. If a community building meets the definition of a dwelling unit and has a footprint that exceeds the maximum footprint in Table 5.1 and/or would exceed the maximum number of cottages in a cottage cluster, a covenant must be recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.

B. Exceptions. None.

5.2.4 Pedestrian Access

A. Standard.

1. An accessible walkway must be provided that connects the main entrance of each cottage to the following:
   a. The common courtyard;
   b. Shared parking areas;
   c. Community buildings; and
   d. Sidewalks in public rights-of-way abutting the lot or rights-of-way if there are no sidewalks.
2. The walkway must be hard-surfaced and a minimum of 4 feet wide.

B. Exceptions. None.

5.2.5 Windows and Doors

A. Standards. Cottages within 20 feet of a street lot line must meet the following standards:

1. At least one street-facing façade must have a minimum of 15 percent windows or pedestrian entrance doors.
2. All other street-facing facades must have a minimum of 10 percent windows or pedestrian entrance doors.
3. See Section 10.1.9 for measurement methodology.

B. Exceptions. The following facades are exempt from these standards:

1. Facades separated from the street lot line by a dwelling or buildable lot.
2. Facades facing an alley.

5.2.6 Parking Design

A. Standards. (see Figure 5.2.6.a).

1. Clustered parking. Off-street parking may be arranged in clusters, subject to the following standards:
    a. Cottage cluster projects with fewer than 16 cottages are permitted parking clusters of not more than 5 contiguous spaces.
    b. Cottage cluster projects with 16 cottages or more are permitted parking clusters of not more than 8 contiguous spaces.
    c. Parking clusters must be separated from other spaces by at least 4 feet of landscaping.
    d. Clustered parking areas may be covered.
2. Parking location and access.
    a. Off-street parking spaces and vehicle maneuvering areas shall not be located:
        i. Within of 20 feet from any street lot line, except alley lot lines; or
        ii. Between a street lot line and the front façade of cottages located closest to the street lot line. This standard does not apply to alleys.
    b. Off-street parking spaces shall not be located within 10 feet of any other lot line, except alley lot lines. Driveways and drive aisles are permitted within 10 feet of other lot lines.
3. Screening. Landscaping, fencing, or walls at least 3 feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.
4. Garages and carports.
    a. Garages and carports (whether shared or individual) must not abut common courtyards.
    b. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.
    c. Individual detached garages must not exceed 400 square feet in floor area.
    d. Garage doors for attached and detached individual garages must not exceed 20 feet in width.

B. Exceptions. None.

5.2.7 Accessory Structures

A. Standard. Accessory structures must not exceed 400 square feet in floor area.

B. Exceptions. None.

5.2.8 Existing Structures

A. Standard. On a lot to be used for a cottage cluster project, existing units retained under Section 1.4 may remain within the cottage cluster project area under the following conditions:

1. The retained unit(s) may be nonconforming with respect to the requirements of this code.
2. The retained unit(s) may be expanded up to the maximum height or the maximum building footprint in Table 5.1; however, retained units that exceed the maximum height and/or footprint of this code may not be expanded.
3. The floor area of the retained unit(s) shall not count towards the average cottage size of a cottage cluster.

B. Exceptions. None.

5.2.9 Trash Storage

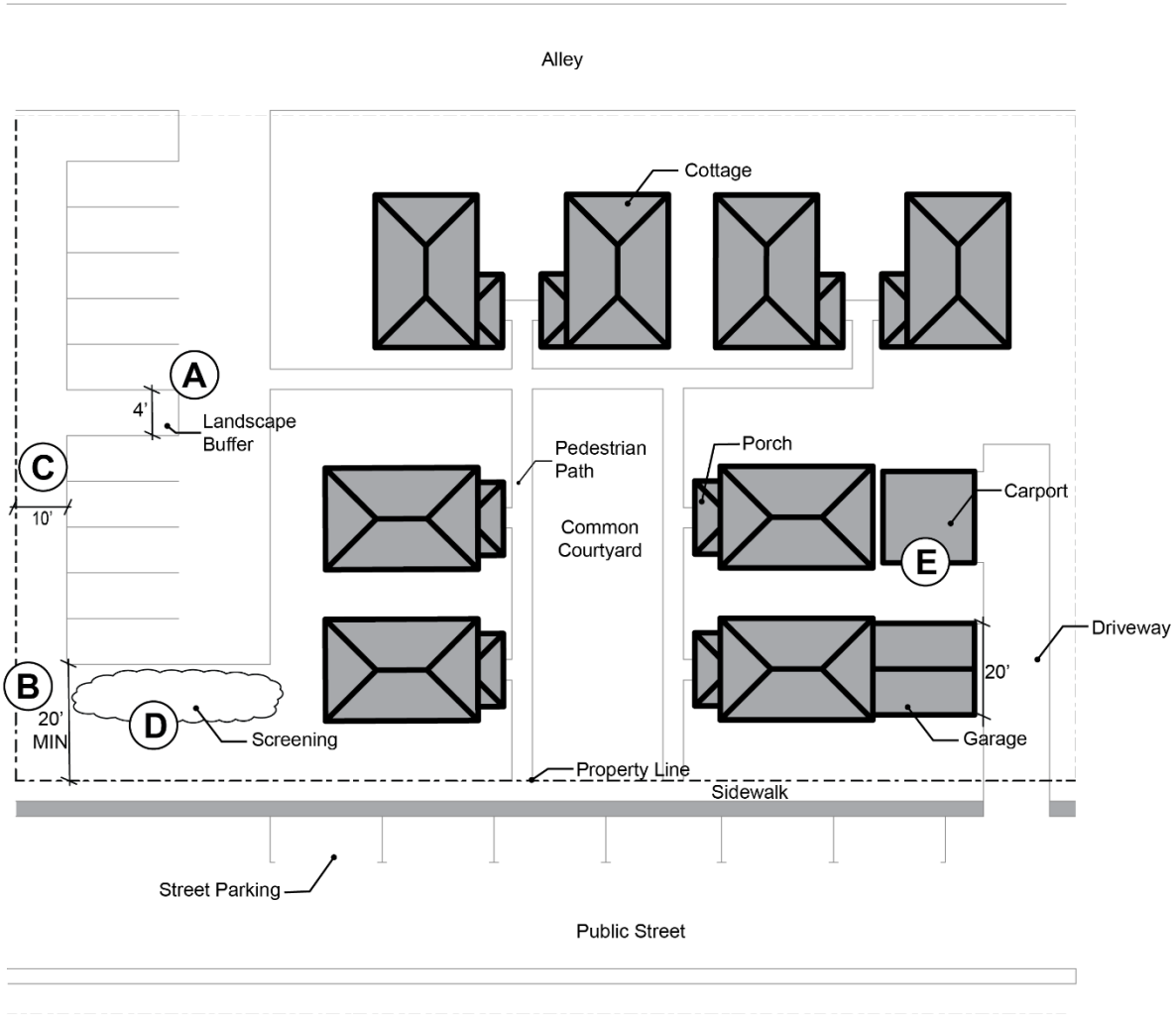
A. Standard. Shared storage facilities for trash and recycling receptacles that are located within 20 feet of a street lot line or a lot line abutting residential property shall meet the following standards:

1. The storage facility shall be screened from street lot lines and abutting residential properties by a wall, solid fence, or evergreen hedge. The screen must be at least 4 feet in height and located no more than 3 feet from the storage facility.
2. The storage facility must be separated from residences on abutting properties and from the street lot line by at least 5 feet.

B. Exceptions. Trash and recycling receptacles stored within a building are exempt from these standards.

5 – Cottage Cluster

Figure 5.2.6.a. Cottage Cluster Parking Design Standards



A Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.

B No parking or vehicle area within 20 feet from street property line (except alley).

C No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.

D Screening required between clustered parking areas or parking structures and public streets or common courtyards.

E Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

Chapter 6 – Multi-Unit Housing

Sections:
6.1 Siting Standards – Multi-Unit Housing
6.2 Design Standards – Multi-Unit Housing

6.1 Siting Standards – Multi-Unit

The siting standards in Table 6.1 apply to the development of multi-unit housing. For qualified projects, the standards in Table 6.1 may be modified by the applicable bonuses in Chapter 8.

Large Cities:

TABLE 6.1 SITING STANDARDS - MULTI-UNIT: LARGE CITIES	
Maximum Floor Area Ratio (FAR) (see Section 10.1.2)	
• Site size: less than 20,000 sf	2.5 to 1
• Site size: 20,000 sf to 50,000 sf	2 to 1
• Site size: greater than 50,000 sf	1.5 to 1
Maximum Building/Structure Height (see Section 10.1.3)	40 feet
Minimum Density (see Section 10.1.4)	1 unit per 2,178 sf of net site area
Minimum Setbacks (see Section 10.1.5)	
• Front building setback	5 ft
• Side building setback	5 ft
• Rear building setback	5 ft
• Garage entrance setback (driveway length)	5 / 18 ft
Minimum Required Outdoor Area and Usable Open Space (see Sections 6.2.6 and 10.1.6)	
• Required Outdoor Area	15% of site area
• Usable Open Space	See Section 6.2.6
Vehicle Parking (see Section 10.1.7)	
• Minimum number of off-street spaces	None
• Maximum number of off-street spaces	
○ Studio Unit	1.2 spaces per unit
○ Non-Studio Unit	2.0 spaces per unit
Minimum Number of Bicycle Parking Spaces (see Section 10.1.8)	
• Long-term Spaces	1.0 space per unit
• Short-term Spaces	

TABLE 6.1 SITING STANDARDS - MULTI-UNIT: LARGE CITIES	
○ Site size: Less than 20,000 sf	1.0 space per site
○ Site size: 20,000 sf or larger	2.0 spaces per site, or 1.0 space per 20 units

Medium Cities:

TABLE 6.1 SITING STANDARDS - MULTI-UNIT: MEDIUM CITIES	
Maximum Floor Area Ratio (FAR) (see Section 10.1.2)	
• Site size: less than 20,000 sf	2 to 1
• Site size: 20,000 sf to 50,000 sf	1.5 to 1
• Site size: greater than 50,000 sf	1 to 1
Maximum Building/Structure Height (see Section 10.1.3)	40 feet
Minimum Density (see Section 10.1.4)	1 unit per 2,178 sf of net site area
Minimum Setbacks (see Section 10.1.5)	
• Front building setback	5 ft
• Side building setback	5 ft
• Rear building setback	5 ft
• Garage entrance setback (driveway length)	18 ft
Minimum Required Outdoor Area and Usable Open Space (see Sections 6.2.6 and 10.1.6)	
• Required Outdoor Area	15% of site area
• Usable Open Space	See Section 6.2.6
Vehicle Parking (see Section 10.1.7)	
• Minimum number of off-street spaces	0.5 spaces per unit
• Maximum number of off-street spaces	
○ Studio Unit	1.2 spaces per unit
○ Non-Studio Unit	2.0 spaces per unit
Minimum Number of Bicycle Parking Spaces (see Section 10.1.8)	
• Long-term Spaces	0.5 spaces per unit
• Short-term Spaces	
○ Site size: Less than 20,000 sf	1.0 space per site
○ Site size: 20,000 sf or larger	2.0 spaces per site, or 1.0 space per 20 units

6.2 Design Standards – Multi-Unit

The design standards in this section apply to the development of multi-unit housing. In sections 6.2.2 and 6.2.8, townhouse style multi-unit housing is subject to different standards than other forms of multi-unit housing. Townhouse style developments are those in which the units have individual ground floor entries, share one or more common walls with one or more other units, and do not share common floors/ceilings with another unit.

6.2.1 Entry Orientation – Non-Townhouse Style

Multi-unit housing other than townhouse style development is subject to the following standards.

A. Standards.

1. At least one building façade containing a main entrance to a building must be located within 20 feet of a street lot line. If the site abuts more than one street, the building façade meeting this standard must be located in accordance with the following hierarchy:
    a. Except as provided in (c), if transit is available on one or more abutting streets, within 20 feet of the street lot line of the street with the highest level of transit service.
    b. Except as provided in (c), if none of the abutting streets have transit service, then within 20 feet of the street lot line of the street with the highest classification in the city's adopted Transportation System Plan (or in the applicable functional classification map or public works or engineering standards).
    c. In the following circumstances, the applicant may choose the street-facing façade that will contain the main entrance:
        i. The abutting streets have equal levels of transit service and equal street classifications; or
        ii. The highest transit service street or highest classification street is an arterial street that includes 4 or more vehicle travel lanes.
2. The main entrance meeting standard (A)(1), must:
    a. Be no more than 8 feet farther from the front lot line than the structure's longest wall that faces the front lot line.
    b. Meet at least one of the following:
        i. Face the street;
        ii. Be at an angle of up to 45 degrees from the street;
        iii. Face a courtyard, provided the courtyard is no less than 15 feet in width and abuts the street; or
        iv. Open onto a covered porch or patio that is at least 25 square feet in area.

c. Connect to the sidewalk by an accessible walkway in conformance with Section 6.2.4(A)(2). Where there is no sidewalk abutting the property, the walkway shall extend to the street lot line.

B. Exception. If a site abuts only one street, and the abutting street is an arterial with 4 or more vehicle travel lanes, a building facade with ground floor dwelling units may be set further back than 20 feet, provided the screening standards in Section 6.2.9 are met, except as specified in subsection 6.2.9(B).

6.2.2 Entry Orientation – Townhouse Style

Townhouse style multi-unit housing is subject to the following standards.

A. Standards. For each unit that is within 40 feet of a public street lot line, the main entrance must comply with all the following standards.

1. The entrance must be no more than 8 feet farther from the front lot line than the dwelling unit's longest wall that faces the front lot line, and must meet at least one of the following:
   a. Face the street;
   b. Be at an angle of up to 45 degrees from the street; or
   c. Open onto a covered porch or patio. The porch or patio must:
      i. Be at least 25 square feet in area; and
      ii. Have at least one entrance facing the street.
2. Connect to the sidewalk by a hard-surfaced walkway other than the driveway. The walkway shall have a minimum width of 2 feet. The walkway may abut the driveway. Where there is no sidewalk abutting the property, the walkway shall extend to the street lot line.

B. Exceptions. None.

6.2.3 Transitions to Residential Entrances.

The following standards apply to each main entrance that is 10 feet or closer to a street lot line and provides direct access to a dwelling unit.

A. Standards. The main entrance must have at least two of the following within the setback:

1. A wall or fence that is 18 to 36 inches high.
2. Landscaping that meets the city's planting standard.
3. For each street-facing entrance, one canopy tree that is at least 1.5 inches in diameter, or at least 4 feet in height when planted, and that will achieve a mature canopy spread of at least 10 feet. An existing, retained tree may be used to meet this standard.
4. Common or private outdoor area of at least 48 square feet designed so that a 4-foot by 6-foot dimension will fit entirely within it.

B. Exceptions. None.

6.2.4 Pedestrian Connections

A. Standard.

1. Internal Connections. A system of walkways must connect all main entrances on the site and provide connections to abutting sidewalks, parking areas, bicycle parking, and common outdoor areas. Where there is no sidewalk abutting the property, the walkway shall extend to the street lot line.

2. For sites greater than 50,000 square feet, on-site walkways must connect or be stubbed to allow for an extension to the abutting property in the following circumstances:

    a. There is an existing walkway on the abutting property that is located in a public right-of-way or public access tract or easement; or

    b. There is a planned walkway on the abutting property, as identified in the city's adopted Transportation System Plan.

3. Walkway Design.

    a. Materials and Width. All walkways must be hard surfaced. Except as provided in subsections (i) and (ii), walkways must be at least 5 feet in unobstructed width.

        i. Walkway width must be increased to 8 feet if the walkway abuts perpendicular or angled parking spaces, unless the spaces are equipped with wheel stops.

        ii. Where a walkway leads to 4 or fewer individual unit entries, it may have an unobstructed width of 3 feet, increased to at least 4 feet at turns and curves, provided it also meets other ADA standards for accessible walkways, including standards related to passing spaces and slope.

    b. Crossings with Vehicle Areas. Where the walkway crosses driveways, drive aisles, parking areas, and loading areas, the walkway must be clearly identifiable through the use of elevation changes, a different paving material, or other similar method. Striping does not meet this requirement. Elevation changes for crossings must be at least 4 inches high.

    c. Walkways Adjacent to Vehicle Areas. Where the walkway is parallel and adjacent to a parking space, driveway, or drive aisle, the walkway must be a raised path or be separated from the vehicular space by a raised curb, bollards, landscaping, or other physical barrier. If a raised path is used, it must be at least 4 inches high. Bollard spacing must be no further apart than 5 feet on center.

B. Exceptions. None.

6.2.5 Windows and Doors

A. Standard. A minimum of 15 percent of the area of all street-facing facades must include windows or pedestrian entrance doors. See Section 10.1.9 for measurement methodology.

B. Exceptions. The following facades are exempt from this standard:

1. Facades separated from the street lot line by another building or buildable lot.
2. Facades that are more than 40 feet from the street lot line.
3. Facades facing an alley.

6.2.6 Required Outdoor Area and Usable Open Space

A. Standard.

1. Minimum Outdoor Area. Except as specified in subsection (B), a minimum of 15% of the gross site area must be provided as outdoor area meeting the description and standards in Section 10.1.6.
2. Minimum Usable Open Space. For sites over 20,000 square feet in gross site area, a percentage of the required outdoor area must be permanently reserved as shared, usable open space available for use by the residents:
    a. For sites between 20,000 and 50,000 square feet, at least 25% of the required outdoor area must be usable open space.
    b. For sites 50,000 square feet or larger, at least 50% of the required outdoor area must be usable open space.
3. Usable Open Space Standards. The usable open space shall meet the following criteria:
    a. The usable open space shall contain one or more of the features specified in Section 10.1.6(B)(2).
    b. In order to be counted as eligible toward the minimum usable open space area, such areas shall have dimensions of not less than 10 feet.
    c. Indoor recreation and community facilities, as specified in Section 10.1.6(C)(1), accessible to all residents, may be provided in lieu of usable open space, as follows:
        i. For affordable housing, 100% of the required usable open space may be provided as indoor recreation or community space.
        ii. For all other housing, up to 50% of the required usable open space may be provided as indoor recreation or community space.

B. Exceptions.

1. *Large Cities:* For sites under 50,000 square feet in size, 100% of the required outdoor area may be met by:

a. A rooftop garden provided it is accessible to all of the residents; or

b. Private open space.

Medium Cities: For sites under 20,000 square feet in size, 100% of the required outdoor area may be met by:

a. A rooftop garden provided it is accessible to all of the residents; or

b. Private open space.

2. Sites that are under 20,000 square feet in size and located within one-quarter mile walking distance of a public park that is at least 1 acre in size are exempt from the usable open space requirement. Walking distance is measured along a route utilizing sidewalks or other public pedestrian facilities that are existing or will be constructed with the development.

3. For townhouse style multi-unit housing, 100% of the required usable open space may be provided as private yards for each unit.

6.2.7 Parking Location and Design

The following standards apply to parking areas for multi-unit housing. For townhouse style developments, see Section 6.2.8.

A. Vehicle Parking Standards.

1. No area between a building and the street lot line (other than an alley) shall be used for vehicle parking or circulation, except for the following:

   a. A driveway providing access to a shared parking garage.

   b. A passenger drop-off or loading zone, provided the main building entrance must connect to an adjacent street by a pedestrian walkway.

2. Screening of surface parking areas. The city's parking area screening standards shall apply, if any, otherwise the following standards shall apply. Surface parking areas with more than 8 spaces must be screened from view of the street at a minimum as follows:

   a. Evergreen shrubs that will grow to a minimum height of 30 inches within two years and form continuous screening. Areas within the vision clearance triangle must include plantings that do not exceed 3 feet; and

   b. One tree for every 30 linear feet; and

   c. Evergreen ground cover must cover the remaining landscape area.

   d. A minimum 30 inch tall wall or fence may be substituted for evergreen shrubs.

3. Additional parking area design and landscaping standards are provided in Section 10.1.7.

B. Bicycle Parking Standards. Bicycle parking location and design standards are provided in Section 10.1.8.

C. Exceptions. None.

6.2.8 Driveway Access and Parking – Townhouse Style

For townhouse style units that have garage entrances, off-street parking areas, or driveways located on the front façade, in the front yard, or in front of a dwelling unit, the following standards shall be met. For all other units, the standards in Section 6.2.7 shall be met.

A. Standards.

1. Access must be taken from a local street.
2. A maximum of one driveway approach is allowed for every townhouse style unit. Driveway approaches and/or driveways may be shared.
3. Outdoor on-site parking and maneuvering areas shall not exceed 12 feet wide for any unit.
4. The garage width shall not exceed 12 feet, as measured from the inside of the garage door frame.
5. This standard does not supersede a city's driveway separation standards.

B. Bicycle Parking Standards. Bicycle parking location and design standards are provided in Section 10.1.8.

C. Exceptions. None.

6.2.9 Screening from Arterials

A. Standard.

Multi-unit sites that abut an arterial street with 4 or more vehicle travel lanes shall provide screening within the minimum setback area between any street-facing facade and street lot line abutting the arterial road. The screening shall meet the following standards:

1. At least two rows of evergreen trees shall be planted. Each row shall have a minimum of one tree for every 20 linear feet of street frontage. Tree planting shall be staggered, with a maximum spacing of 20 feet on center for trees within the same row and 15 feet on center for trees within different rows.
2. Trees shall be at least 6 feet tall at the time of planting.

B. Exception. This standard does not apply to arterial streets with frequent transit service.

6.2.10 Trash Storage

A. Standard. Shared storage facilities for trash and recycling receptacles that are located within 20 feet of a street lot line or a lot line abutting residential property shall meet the following standards:

1. The storage facility shall be screened from street lot lines and abutting residential properties by a wall, solid fence, or evergreen hedge. The screen must be at least 4 feet in height and located no more than 3 feet from the storage facility.
2. The storage facility must be separated from residences on abutting properties and from the street lot line by at least 5 feet.

B. Exceptions. Trash and recycling receptacles stored within a building are exempt from these standards.

Chapter 7 – Accessory Dwelling Unit

Sections:

7.1 Siting Standards – Accessory Dwelling Unit
7.2 Design Standards – Accessory Dwelling Unit

7.1 Siting Standards – Accessory Dwelling Unit

7.1.1 Siting Standards, Generally

A. Standards. Except as provided in this chapter and in subsection (B), accessory dwelling units shall meet the same siting standards that apply to detached single-unit dwellings (Table 2.1 if applicable, or in the city's development code). For qualified projects, the standards may be modified by the applicable bonuses in Chapter 8.

B. Exceptions.

1. The following siting standards do not apply to accessory dwelling units:
    a. Minimum Density;
    b. Minimum Required Outdoor Area and Useable Open Space;
    c. Minimum and Maximum Vehicle Parking; and
    d. Minimum Bicycle Parking.
2. Conversion of an existing legal nonconforming accessory structure into an accessory dwelling unit is allowed, provided that the conversion does not increase the nonconformity. For example, a garage that does not meet the minimum setback standard in the zoning district may be converted to an accessory dwelling unit, provided the footprint of the building within the setback area does not increase in size.
3. If an accessory dwelling unit is added to a lot with an existing dwelling unit that has been in place for at least 5 years, up to 1,000 square feet of floor area is permitted even if it exceeds the maximum FAR or lot coverage that applies to the lot.
4. Setbacks.
    a. Accessory dwelling units that are accessed from an alley may be located within 5 feet of the lot line abutting the alley.
    b. Detached accessory dwelling units that do not exceed 12 feet in height may be located within 5 feet of a side or rear lot line (excluding street lot lines other than alleys).

7.1.2 Number of Units and Configuration

Large Cities:

A. Standard. A maximum of 2 accessory dwelling units are allowed per legal detached single-unit dwelling (referred to as the primary dwelling). If 2 accessory dwelling units are proposed, either:

1. Both units must be detached from the primary dwelling and from each other; or
2. One unit must be detached and one unit must be attached/interior to the primary dwelling.

B. Exception. Up to 3 accessory dwelling units are permitted for projects which qualify for a bonus pursuant to Section 8.2.1. One unit must be attached/interior to the primary dwelling and the other 2 units must be detached from the primary dwelling and from each other.

Medium Cities:

A. Standard. A maximum of 2 accessory dwelling units are allowed per legal detached single-unit dwelling (referred to as the primary dwelling). If two accessory dwelling units are proposed:

1. One of the units must be detached from the primary dwelling, either in a separate detached building or in a portion of a detached accessory building (e.g., above a garage or workshop); and
2. One of the units must be attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).

B. Exception. Up to 3 accessory dwelling units are permitted for projects which qualify for a bonus pursuant to Section 8.2.1. One unit must be attached/interior to the primary dwelling and the other 2 units must be detached from the primary dwelling and from each other.

7.1.3 Maximum Floor Area

A. Standard. The maximum floor area for an accessory dwelling unit is 1,000 square feet.

B. Exceptions. The maximum floor area standard does not apply when an entire floor of a primary dwelling (e.g., a basement) is converted to an accessory dwelling unit and the primary dwelling has been on the site for at least 5 years.

C. Measurement. Floor area is measured as provided in subsection 10.1.2(B)(2).

7.2 Design Standards – Accessory Dwelling Unit

Accessory dwelling units are exempt from design standards.

Chapter 8 – Bonuses

Sections:

8.1 Bonuses, Generally
8.2 Bonuses by Housing Type

8.1 Bonuses, Generally

A. Purpose. Bonuses provide reductions in required outdoor area and increases in the number of units, the maximum floor area, or the maximum building height. Nothing in this chapter implements ORS 197A.465.

B. Categories.

1. As described in Table 8.1, there are 6 categories of housing that qualify for bonuses:

   Affordability Categories

   - Cat. 1A - 10-Year Affordable Homeownership Unit
   - Cat. 1B - 10-Year Mixed-Income Housing
   - Cat. 1C - 30-Year Affordable Housing
   - Cat. 1D - 90-Year Moderate Income Cooperative Housing

   Accessibility Categories

   - Cat. 2A - Accessible Unit
   - Cat. 2B - Adaptable unit

2. An individual unit can count toward meeting up to one affordability category (Cat. 1A – 1D) and one accessibility category (Cat. 2A – 2B). In other words, a unit that is both affordable and accessible would receive bonuses from both categories. This is not intended to preclude other units within the same development from meeting other categories where possible in order to increase the bonuses available to the development, up to the maximum allowed.

TABLE 8.1: QUALIFYING CATEGORIES

Category	Category Criteria
Affordability Categories	
Cat. 1A	**10-Year Affordable Homeownership Unit.** A unit of housing subject to an affordable housing covenant, as described in ORS 456.270 to 456.295, that: (A) Makes the unit available and affordable to purchase and to own for households with incomes of 120 percent or less of the area median income; and (B) Is enforceable for a duration of not less than 10 years from the date of the certificate of occupancy.
Cat. 1B	**10-Year Mixed-Income Housing.** Residential property: (A) In which at least 20 percent of units on the property or development site (rounded up to the nearest unit) are made available to own or rent to households with incomes of 80 percent or less of the area median income; and

	(B) Whose affordability, including affordability under a covenant as described in ORS 456.270 to 456.295, is enforceable for a duration of no less than 10 years.
Cat. 1C	**30-Year Affordable Housing.** Residential property: (A) In which: (i) Each unit on the property is made available to own or rent to households with incomes of 80 percent or less of the area median income; or (ii) The average of all units on the property is made available to households with incomes of 60 percent or less of the area median income; and (B) Whose affordability, including affordability under a covenant as described in ORS 456.270 to 456.295, is enforceable for a duration of no less than 30 years.
Cat. 1D	**90-Year Moderate Income Cooperative Housing.** Residential property in which all of the units are subject to a zero equity, limited equity, or shared equity ownership model including resident-owned cooperatives and community land trusts making them affordable to moderate income households as described in ORS 456.270 to 456.295 for a period of 90 years.
Accessibility Categories	
Cat. 2A	**Accessible Unit.** A unit of housing that complies with the "Type A" requirements applicable to units as set forth in the Standard for Accessible and Usable Buildings and Facilities published by the International Code Council and as referenced by the state building code.
Cat. 2B	**Adaptable unit.** A unit of housing that complies with the "Type B" requirements applicable to units as set forth in the Standard for Accessible and Usable Buildings and Facilities published by the International Code Council and as referenced by the state building code. For dwelling units with 2 or more stories not otherwise required to provide Type B units under state or federal regulations (e.g., 2-story townhouse), the "Type B" requirements are only required on the ground floor, provided a kitchen, bathroom and bedroom are available on the ground floor.

8.2 Bonuses by Housing Type

In the following sections, there is a bonus table for each housing type. Each of the 5 tables includes the following:

Column 1: Bonus Type	A description of the type of bonus (e.g., increase in the number of units). Subcategories are included if the bonus varies in specific circumstances.
Column 2: Base Allowance	The base allowance for the housing type, based on the Model Code's siting standards tables. Where a housing type is not included in a Model Code siting standards table, the cell is blank (e.g., 5 – 6 unit quadplexes).
Columns 3-6: Bonus by Category	These columns include the amount of bonus that is earned for a qualifying category. The values in these columns are the increment that is added or subtracted. The number of columns varies by housing type as not all categories are applicable to all housing types.
Final Column: Cap (Max with Bonuses)	The maximum development entitlement available to a development or project including all bonuses. This column represents a "Cap" – a project or development cannot exceed this amount.

8.2.1 Bonuses for Detached Single-Unit or Duplex

The bonuses in Table 8.2-1 are available to qualified detached single-unit (DSU) or duplex projects. For the purposes of this section, a "DSU or duplex project" means one parent lot and a proposed detached single-unit, detached single-unit with an accessory dwelling unit(s), or duplex (attached or detached).

A. Qualified Projects.

1. Category 1A. At least one unit on the parent lot must meet the applicable category criteria in Table 8.1 to qualify for this bonus.
2. Category 1B, 1C, and 1D. The DSU or duplex project must meet the applicable category criteria in Table 8-1 to qualify for these bonuses.
3. Category 2A. At least one unit on the parent lot must meet the applicable category criteria in Table 8.1 for the DSU or duplex project to qualify for this bonus.
4. Category 2B. All new units on the parent lot that have ground floor entries must meet the applicable category criteria in Table 8.1 for the DSU or duplex project to qualify for this bonus.

B. Bonuses Earned.

1. A DSU or duplex project may qualify for more than one category provided that each individual unit may only count toward meeting one affordability and one accessibility category.
2. Within a DSU or duplex project, all bonuses earned may be used individually or in combination.
3. The "cap" is the maximum that is allowed for the DSU or duplex project (inclusive of applicable bonuses).

TABLE 8.2-1: BONUSES FOR DETACHED SINGLE-UNIT OR DUPLEX: LARGE CITIES

Bonus Type	Base Allowance	Bonuses by Category				Cap (Max. with Bonuses)
		Cat. 1A & 1B	Cat. 1C & 1D	Cat. 2A	Cat. 2B	
Increase Number of Units:						
• Duplex	2 units	+1 unit	+1 unit	+1 unit	--	**3 units**
• Additional ADU	2 ADUs	+1 ADU	+1 ADU	+1 ADU	--	**3 ADUs**
Increase Maximum Floor Area Ratio of DSU or duplex project						
• 1 total dwelling unit	0.6 to 1	+0.15	+0.3	+0.15	+0.1	**0.9 to 1**
• 2 to 4 total dwelling units (1)	0.9 to 1	+0.15	+0.3	+0.15	+0.1	**1.2 to 1**
Increase Maximum Building/Structure Height	35 ft	+5 ft	+5 ft	+5 ft	--	**40 ft**
Reduce Minimum Density	1 unit / 5,700 sf	--	--	+2,300 sf per unit	+2,300 sf per unit	**1 unit / 8,000 sf**

NOTES:
(1) If an additional unit is added to a lot with an existing, retained dwelling unit that has been in place for at least 5 years, the maximum FAR may be exceeded by up to 1,000 square feet of new floor area.

TABLE 8.2-1: BONUSES FOR DETACHED SINGLE-UNIT OR DUPLEX: MEDIUM CITIES

Bonus Type	Base Allowance	Qualifying Categories				Cap (Max. with Bonuses)
		Cat. 1A & 1B	Cat. 1C & 1D	Cat. 2A	Cat. 2B	
Increase Number of Units	2 units	+1 unit	+1 unit	+1 unit	--	**3 units**
• Duplex	2 units	+1 unit	+1 unit	+1 unit	--	**3 units**
• Additional ADU	2 ADUs	+1 ADU	+1 ADU	+1 ADU	--	**3 ADUs**
Increase Maximum Floor Area Ratio of DSU or duplex project						
• 1 total dwelling unit	0.6 to 1	+0.15	+0.3	+0.15	+0.1	**0.9 to 1**
• 2 to 4 total dwelling units (1)	0.8 to 1	+0.15	+0.3	+0.15	+0.1	**1.1 to 1**
Increase Maximum Building/Structure Height	35 ft	+5 ft	+5 ft	+5 ft	--	**40 ft**
Reduce Minimum Density	1 unit / 5,700 sf	--	--	+2,300 sf per unit	+2,300 sf per unit	**1 unit / 8,000 sf**

NOTES:
(1) If an additional unit is added to a lot with an existing, retained dwelling unit that has been in place for at least 5 years, the maximum FAR may be exceeded by up to 1,000 square feet of new floor area.

8.2.2 Bonuses for Triplex or Quadplex

The bonuses in Table 8.2-2 are available to qualified triplex or quadplex projects. For the purposes of this section, a "triplex or quadplex project" means one parent lot and a proposed triplex or quadplex.

A. Qualified Projects.

1. Category 1A. At least one unit on the parent lot must meet the applicable category criteria in Table 8-1 for the triplex or quadplex project to qualify for this bonus.
2. Category 1B, 1C, and 1D. A triplex or quadplex project must meet the applicable category criteria in Table 8-1 to qualify for these bonuses.
3. Category 2A. At least one unit on the parent lot must meet the applicable category criteria in Table 8-1 for the triplex or quadplex project to qualify for these bonuses.
4. Category 2B. All new units on the parent lot that have ground floor entries must meet the applicable category criteria in Table 8-1 for the triplex or quadplex project to qualify for this bonus.

B. Bonuses Earned.

1. A triplex or quadplex project may qualify for more than one category provided that each individual unit may only count toward meeting one affordability and one accessibility category.
2. Within a triplex or quadplex project, all bonuses earned may be used individually or in combination.
3. The "cap" is the maximum that is allowed for a triplex or quadplex project (inclusive of applicable bonuses).

TABLE 8.2-2: BONUSES FOR TRIPLEX OR QUADPLEX: LARGE CITIES					
Bonus Type	**Base Allowance**	**Qualifying Categories**			**Cap (Max. with Bonuses)**
		Cat. 1A & 1B	**Cat. 1C & 1D**	**Cat. 2A & 2B**	
Increase Number of Units:					
• Triplex	3 units	+1 unit	+1 unit	+1 unit	**4 units**
• Quadplex	4 units	+2 unit	+2 unit	+2 unit	**6 units**
Increase Maximum Floor Area Ratio per Triplex or Quadplex Project					
• 3 total dwelling units	1.1 to 1	+0.15	+0.3	+0.15	**1.4 to 1**
• 4 total dwelling units	1.2 to 1	+0.15	+0.3	+0.15	**1.5 to 1**
• 5 - 6 total dwelling units (with bonus)	1.2 to 1	+0.2	+0.4	+0.2	**1.6 to 1**
Increase Maximum Building/Structure Height	35 ft	+5 ft	+5 ft	+5 ft	**40 ft**
Reduce Minimum Density	1 unit / 3,630 sf	--	--	+1,370 sf per unit	**1 unit / 5,000 sf**

TABLE 8.2-2: BONUSES FOR TRIPLEX OR QUADPLEX: MEDIUM CITIES					
Bonus Type	**Base Allowance**	**Qualifying Categories**			**Cap (Max. with Bonuses)**
		Cat. 1A & 1B	**Cat. 1C & 1D**	**Cat. 2A & 2B**	
Increase Number of Units:					
• Triplex	3 units	+1 unit	+1 unit	+1 unit	**4 units**
• Quadplex	4 units	+2 unit	+2 unit	+2 unit	**6 units**
Increase Maximum Floor Area Ratio per Triplex or Quadplex Project					
• 3 total dwelling units	1.0 to 1	+0.15	+0.3	+0.15	**1.3 to 1**
• 4 total dwelling units	1.1 to 1	+0.15	+0.3	+0.15	**1.4 to 1**
• 5 - 6 total dwelling units (with bonus)	1.1 to 1	+0.2	+0.4	+0.2	**1.5 to 1**
Increase Maximum Building/Structure Height	35 ft	+5 ft	+5 ft	+5 ft	**40 ft**
Reduce Minimum Density	1 unit / 3,630 sf	--	--	+1,370 sf per unit	**1 unit / 5,000 sf**

8.2.3 Bonuses for Townhouses

The bonuses in Table 8.2-3 are available to qualified townhouse projects.

A. Qualified Projects.

1. Category 1A. At least one out of every 6 units, but in no case less than one unit, within a townhouse project must meet the applicable category criteria in Table 8-1 for the townhouse project to qualify for this bonus.
2. Category 1B, 1C, and 1D. A townhouse project must meet the applicable category criteria in Table 8-1 to qualify for these bonuses.
3. Category 2A. At least one out of every 6 units, but in no case less than one unit, within a townhouse project must meet the applicable category criteria in Table 8-1 for the townhouse project to qualify for this bonus.
4. Category 2B. All units within a townhouse project must meet the applicable category criteria in Table 8-1 for the townhouse project to qualify for this bonus.

B. Bonuses Earned.

1. A townhouse project may qualify for more than one bonus provided that each individual unit may only count toward meeting one affordability and one accessibility category. For Categories 1A and 2A, the bonus is calculated for, and applied to, each group of 6 units regardless of the number of townhouses in the project or attached to each other (e.g., a 12-unit townhouse project can earn separate bonuses for two groups of 6 units).
2. Within a townhouse project, all bonuses earned may be used individually or in combination.
3. The "cap" is the maximum that is allowed for a townhouse project (inclusive of applicable bonuses).

TABLE 8.2-3: BONUSES FOR TOWNHOUSES: LARGE CITIES

Bonus Type	Base Allowance	Qualifying Categories			Cap (Max. with Bonuses)
		Cat. 1A & 1B	Cat. 1C & 1D	Cat. 2A & 2B	
Increase Number of Units (1)	--	+1 to 2 units	+2 units	+1 to 2 units	**1 to 2 bonus units**
Increase Maximum Floor Area Ratio	1.2 to 1	+0.2	+0.4	+0.2	**1.6 to 1**
Increase Maximum Building/Structure Height	35 ft	+5 ft	+5 ft	+5 ft	**40 ft**

TABLE 8.2-3: BONUSES FOR TOWNHOUSES: MEDIUM CITIES					
Bonus Type	**Base Allowance**	**Qualifying Categories**			**Cap (Max. with Bonuses)**
		Cat. 1A & 1B	**Cat. 1C & 1D**	**Cat. 2A & 2B**	
Increase Number of Units (1)	--	+1 to 2 units	+ 2 units	+1 to 2 units	**1 to 2 bonus units**
Increase Maximum Floor Area Ratio	1.1 to 1	+0.2	+0.4	+0.2	**1.5 to 1**
Increase Maximum Building/Structure Height	35 ft	+5 ft	+5 ft	+5 ft	**40 ft**

8.2.4 Bonuses for Cottage Cluster

The bonuses in Table 8.2-4 are available to qualified cottage cluster projects.

A. Qualified Projects.

1. Category 1A. At least one out of every 6 cottages, but in no case less than one cottage, within each cottage cluster must meet the applicable Category Criteria in Table 8-1 for the cottage cluster project to qualify for this bonus.
2. Category 1B, 1C, and 1D. A cottage cluster must meet the applicable category criteria in Table 8-1 to qualify for these bonuses.
3. Category 2A. At least one out of every 6 cottages, but in no case less than one cottage, within each cottage cluster must meet the applicable Category Criteria in Table 8-1 for the cottage cluster project to qualify for this bonus.
4. Category 2B. All cottages within a cottage cluster project that have ground floor entries must meet the criteria in Table 8-1 for the cottage cluster project to qualify for this bonus.

B. Bonuses Earned.

1. A cottage cluster project may qualify for more than one bonus provided that each individual unit may only count toward meeting one affordability category and one accessibility category.
2. Within a cottage cluster project, all bonuses earned may be used individually or in combination.
3. The "cap" is the maximum that is allowed for the development (inclusive of applicable bonuses).

8 – Bonuses

TABLE 8.2-4: BONUSES FOR COTTAGE CLUSTER: LARGE CITIES					
Bonus Type	**Base Allowance**	**Qualifying Categories**			**Cap (Max. with Bonuses)**
		Cat. 1A & 1B	**Cat. 1C & 1D**	**Cat. 2A & 2B**	
Increase Number of Cottages per Cluster	12 cottages	+2 unit	+2 unit	+2 unit	**14 units**
Increase Average Cottage Size	1,400 sf or less	+100 sf	+400 sf	+100 sf	**1,600 sf**
Increase Average Cottage Footprint					
• Cottages with height of 15 feet or less	1,400 sf or less	+50 sf	+100 sf	+50 sf	**1,500 sf**
• Cottages with height over 15 feet	900 sf or less	+50 sf	+100 sf	+50 sf	**1,000 sf**
Reduce Required Open Space - Courtyard	150 sf / cottage	-30 sf / cottage	-70 sf / cottage	-30 sf / cottage	**80 sf**
Increase Maximum Building/Structure Height	25 ft or 2 stories	+5 ft	+10 ft	+5 ft	**35 ft**

TABLE 8.2-4: BONUSES FOR COTTAGE CLUSTER: MEDIUM CITIES					
Bonus Type	**Base Allowance**	**Qualifying Categories**			**Cap (Max. with Bonuses)**
		Cat 1A & 1B	**Cat 1C & 1D**	**Cat 2A & 2B**	
Increase Number of Cottages per Cluster	10 cottages	+2 unit	+2 unit	+2 unit	**12 units**
Increase Average Cottage Size	1,400 sf	+100 sf	+400 sf	+100 sf	**1,600 sf**
Increase Average Cottage Footprint					
• Cottages with height of 15 feet or less	1,400 sf or less	+50 sf	+100 sf	+50 sf	**1,500 sf**
• Cottages with height over 15 feet	900 sf or less	+50 sf	+100 sf	+50 sf	**1,000 sf**
Reduce Required Open Space - Courtyard	150 sf / cottage	-30 sf / cottage	-70 sf / cottage	-30 sf / cottage	**80 sf**
Increase Maximum Building/Structure Height	25 ft or 2 stories	+5 ft	+10 ft	+5 ft	**35 ft**

8.2.5 Bonuses for Multi-Unit Housing

The bonuses in Table 8.2-5 are available to qualified multi-unit projects as follows. For the purposes of this section, a "multi-unit project" means multi-unit housing on a single development site.

A. Qualifying Categories.

1. Categories 1B, IC, and 1D. The multi-unit project must meet the criteria in Table 8-1 to qualify for these bonuses
2. Category 2A. At least 10 percent of units, but no less than one more unit than would be required by the Building Code, must meet the criteria in Table 8-1 for the multi-unit project to qualify for these bonuses.

B. Bonuses Earned.

1. A multi-unit project may qualify for more than one bonus provided that each individual unit can only count toward meeting one affordability category and one accessibility category.
2. Within a multi-unit project, all bonuses earned may be used individually or in combination.
3. A "double bonus" (i.e., two times the amount indicated in Table 8.2-5 for Cat. 2A) is provided to multi-unit projects where at least 20 percent of the units and at least two more units than would be required by the Building Code meet the criteria in Table 8-1.
4. The "cap" is the maximum that is allowed for development (inclusive of applicable bonuses).

TABLE 8.2-5: BONUSES FOR MULTI-UNIT HOUSING: LARGE CITIES

Bonus Type	Base Allowance	Qualifying Categories			Cap (Max. with Bonuses)
		Cat 1B	Cat 1C & 1D	Cat 2A*	
Increase Maximum Floor Area Ratio					
Site size: less than 20,000 sf	2.5 to 1	+1 to 1	+2 to 1	+1 to 1	**5 to 1**
Site size: 20,000 sf to 50,000 sf	2 to 1	+0.7 to 1	+1.5 to 1	+0.7 to 1	**3.5 to 1**
Site size: greater than 50,000 sf	1.5 to 1	+0.5 to 1	+1 to 1	+0.5 to 1	**2.5 to 1**
Increase Maximum Building/Structure Height	40 ft	+10 ft	+36 ft	+10 ft	**76 ft**
Reduce Required Outdoor Area	15%	-7%	-15%	-5%	**0%**

* The bonuses provided for Cat. 2A shall be two times the amount shown in this column for multi-unit projects meeting the criteria in Section 8.2.5(B)(3).

TABLE 8.2-5: BONUSES FOR MULTI-UNIT HOUSING: MEDIUM CITIES

Bonus Type	Base Allowance	Qualifying Categories			Cap (Max. with Bonuses)
		Cat 1B	Cat 1C & 1D	Cat 2A*	
Increase Maximum Floor Area Ratio					
Site size: less than 20,000 sf	2 to 1	+1 to 1	+2 to 1	+1 to 1	**4 to 1**
Site size: 20,000 sf to 50,000 sf	1.5 to 1	+0.7 to 1	+1.5 to 1	+0.7 to 1	**3 to 1**
Site size: greater than 50,000 sf	1 to 1	+0.5 to 1	+1 to 1	+0.5 to 1	**2 to 1**
Increase Maximum Building/Structure Height	40 ft	+10 ft	+36 ft	+10 ft	**76 ft**
Reduce Required Outdoor Area	15%	-7%	-15%	-5%	**0%**

* The bonuses provided for Cat. 2A shall be two times the amount shown in this column for multi-unit projects meeting the criteria in Section 8.2.5(B)(3).

Chapter 9 – Procedures and Applications

Sections:

9.1 Procedures and Applications, Generally
9.2 Procedure - Ministerial Decisions
9.3 Procedure - Limited Land Use Decisions
9.4 Application - Zoning Review
9.5 Application - Modifications
9.6 Application and Procedure - Middle Housing Land Division

9.1 Procedures and Applications, Generally

A. Time Periods. In computing time periods prescribed or allowed by this chapter, the day of the act or event from which the designated period of time begins shall not be included. The last day of the period shall be included, unless it is a Saturday, Sunday, or a legal holiday, in which case the period runs until the end of the next day that is not on a weekend or legal holiday.

B. Consolidated Review of Applications. When an applicant applies for more than one type of land use or development permit for the same one or more contiguous parcels of land, the applicant may request that the proceedings be consolidated for review and decision. When proceedings are consolidated, required notices may be consolidated, provided the notice shall identify each application to be decided.

C. Basis of Approval. Approvals are based on the information submitted. If the information relied upon to grant the approval is incorrect, the approval may be voided.

9.2 Procedure – Ministerial Decision

Ministerial Decisions are made following a review that does not require use of discretion, based on land use standards that do not require interpretation or the exercise of policy or legal judgment. The decision is made by the Planning Official, without public notice and without a public hearing.

A. Application Requirements.

1. Application Forms. Requests for approval of development subject to Ministerial Review shall be made on forms provided by the Planning Official. An application submitted concurrently with a building permit application does not require a separate application form.
2. Application Requirements. Applications shall include the following information:
    a. The information requested on the application form;
    b. Plans and exhibits required for the specific approval(s) being sought; and
    c. The required fee.

B. Completeness Review.

1. The Planning Official shall review the application submittal and advise the applicant in writing whether the application is complete or incomplete within 30 calendar days after the city receives the application submittal.
2. If an application for a Ministerial Decision is incomplete, the Planning Official shall notify the applicant in writing of exactly what information is missing within 30 days of receipt of the application and allow the applicant to submit the missing information. The application shall be deemed complete upon receipt by the Planning Official of:
   a. All of the missing information;
   b. Some of the missing information and written notice from the applicant that no other information will be provided; or
   c. Written notice from the applicant that none of the missing information will be provided.
3. On the 181st day after first being submitted, the application is void if the applicant has been notified of the missing information as required under subsection (2) and has not submitted some or all of the information or provided written notice that none of the missing information will be provided.

C. Criteria and Decision. The Planning Official's review determines whether minimum code requirements are met. The Planning Official shall approve, approve with conditions, or deny an application within 60 days after receiving a complete application.

D. Effective Date. A Ministerial Decision is final on the date it is signed by the Planning Official.

E. Appeal of a Ministerial Decision. A Ministerial Decision may be appealed to Circuit Court. There is no opportunity for local appeal.

9.3 Procedure – Limited Land Use Decision

A. Method of review. Limited Land Use Decisions are subject to administrative review. The decision is made by the Planning Official with public notice and an opportunity to appeal.

B. Time allowed. The City shall complete its review within the timeframes specified in subsections (C) through (G), below, provided that in all cases the City shall take final action on Limited Land Use applications, including resolution of all appeals, within the number of days specified in the table below, unless the applicant requests an extension in writing. The total of all extensions may not exceed 245 days except to allow for mediation in accordance with ORS 227.178(11).

Project Type	Maximum Days*
Limited Land Use Decisions for affordable housing projects meeting the following criteria: • Multi-unit residential building containing five or more residential units within the urban growth boundary; and • At least 50 percent of the residential units included in the development will be sold or rented as affordable housing that is affordable to households with incomes equal to or	100 days from the date the Planning Official deems the application complete for purposes of processing,

less than 60 percent of the median family income for the county in which the development is built or for the state, whichever is greater, that is subject to an affordable housing covenant, as provided in ORS 456.270 to 456.295, that maintains the affordability for a period of not less than 60 years from the date of the certificate of occupancy.	
All other Limited Land Use Decisions	120 days from the date the Planning Official deems the application complete for purposes of processing,
* A city may extend these periods by no more than seven days in order to assure the sufficiency of its final order where the city has tentatively approved the application for development of residential structures.	

C. Application Requirements.

1. Application Forms. Applications subject to Limited Land Use Review shall be made on forms provided by the Planning Official.
2. Submittal Information. At a minimum, the application shall include all of the following information:
    a. The information requested on the application form;
    b. Plans and exhibits required for the specific approval(s) being sought; and
    c. The required fee.

D. Completeness Review.

1. The Planning Official shall review the application submittal and advise the applicant in writing whether the application is complete or incomplete within 30 calendar days after the city receives the application submittal.
2. If an application for a Limited Land Use Decision is incomplete, the Planning Official shall notify the applicant in writing of exactly what information is missing within 30 days of receipt of the application and allow the applicant to submit the missing information. The application shall be deemed complete upon receipt by the Planning Official of:
    a. All of the missing information;
    b. Some of the missing information and written notice from the applicant that no other information will be provided; or
    c. Written notice from the applicant that none of the missing information will be provided.
3. If an applicant requests review under different standards as provided in subsection (E)(2) the applicable timelines for completeness review restart as if a new application were submitted on the

date of the request. The application shall not be deemed complete until the Planning Official determines that additional information is not required under subsection (2) of this section or the applicant makes a submission under subsection (2) of this section in response to a Planning Official's request.

4. On the 181st day after first being submitted, the application is void if the applicant has been notified of the missing information as required under subsection (2) and has not submitted some or all of the information or provided written notice that none of the missing information will be provided.

E. Applicable Standards and Criteria. Approval or denial of an application shall be based upon the applicable standards and criteria as follows.

1. Except as provided in subsection (2), the approval or denial of an application that was complete when first submitted or deemed complete pursuant to subsection (D)(3) shall be based upon the standards and criteria that were applicable at the time the application was first submitted.

2. Up to the issuance of Notice of Pending Limited Land Use Decision (subsection (F)), an applicant may submit a written request to apply newly adopted standards (those operative at the time of the request) to a submitted land use application. If an applicant requests review under newly adopted standards:

   a. Any applicable timelines for completeness review and final decisions restart as if a new application were submitted on the date of the request.

   b. Submission of additional information may be required if the request affects or changes information in the application.

   c. Additional fees may be required to cover those additional costs incurred by the city to accommodate the request.

   d. The applicant may not make more than one request under this subsection (E)(2).

F. Notice of Pending Limited Land Use Decision. The purpose of the notice of pending decision is to provide a 14-day comment period during which nearby property owners and affected agencies can submit written comments on the application before the Planning Official issues their decision.

1. The Planning Official shall mail notice of a pending Limited Land Use Decision to the following individuals and agencies.

   a. All owners of record of real property within a minimum of 100 feet of the of the entire contiguous site for which the application is made;

   b. Any neighborhood or community organization recognized by the governing body and whose boundaries include the site; and

   c. Any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the City and any other affected agencies. The failure of another agency to respond with written comments on a pending application shall not invalidate an action or permit approval made by the City under this Code.

2. The notice of pending Limited Land Use Decision shall briefly summarize the local decision making process for the Limited Land Use Decision being made and shall contain all of the following information:

    a. Deadline (date and time) for submitting written comments, which must be at least 14 days prior to the scheduled decision date, the place where written comments are to be submitted, and the name and phone number of the city's contact person;

    b. Street address or other easily understood geographical reference to the subject property;

    c. List, by commonly used citation, of the applicable criteria for the decision;

    d. Statement that all evidence relied upon by the Planning Official to make their decision is in the public record and is available for public review. Copies of this evidence can be obtained at a reasonable cost from the City;

    e. Statement explaining that issues which may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing prior to the expiration of the comment period. Such issues must be raised with sufficient specificity to enable the decision maker to respond to the issue; and

    f. Statement that after the comment period closes, the City will issue its decision and the decision shall be mailed to the applicant and to anyone else who submitted written comments or who is otherwise legally entitled to notice.

G. Notice of Decision. At the conclusion of the comment period, the Planning Official shall review the comments received and prepare a decision approving, approving with conditions, or denying the application based on the applicable standards and criteria. Within 7 days of making a Limited Land Use Decision, the Planning Official shall mail a notice of that decision.

1. The Planning Official shall mail notice of a Limited Land Use Decision to the following individuals and agencies.

    a. Applicant;

    b. Property owner (if different);

    c. Building Official;

    d. Those individuals or agencies who provided written comments on the proposal; and

    e. Those individuals or agencies who requested a copy of the decision.

    The Planning Official shall cause an affidavit of mailing the notice to be prepared and made a part of the file. The affidavit shall show the date the notice was mailed and demonstrate that the notice was mailed to the parties above and was mailed within the time required by law.

2. The Notice of Decision shall contain all of the following information:

    a. A description of the applicant's proposal and the City's decision on the proposal, which may be a summary, provided it references the specifics of the proposal and conditions of approval in the

public record;

b. The address or other geographic description of the property proposed for development, including a map of the property in relation to the surrounding area (a copy of assessor's map may be used);

c. A statement of where the City's decision can be obtained;

d. The date the decision shall become final, unless appealed; and

e. A statement that all persons entitled to notice may appeal the decision to City's appeal body pursuant to subsection (H) by the date specified on the notice.

H. Effective Date. Unless the conditions of approval specify otherwise, a Limited Land Use Decision becomes effective 14 days after the City mails the decision notice, unless the decision is appealed.

I. Appeal of a Limited Land Use Decision. A Limited Land Use Decision made by the Planning Official may be appealed to the Appeal Body designated by the City to hear appeals of decisions made by the Planning Official.

1. Who may appeal. The following people have legal standing to appeal Limited Land Use Decision:

   a. The applicant or owner of the subject property;

   b. Any person who was entitled to written notice of the decision; and

   c. Any other person who participated in the proceeding by submitting written comments on the application to the City by the specified deadline.

2. Appeal filing procedure.

   a. Notice of appeal. Any person with standing to appeal, as provided in subsection 1, above, may appeal a Limited Land Use Decision by filing a Notice of Appeal according to the following procedures.

   b. Time for filing. A Notice of Appeal shall be filed with the Planning Official within the timeframe specified on the Notice of Decision.

   c. Content of notice of appeal. The Notice of Appeal shall be accompanied by the required filing fee and shall contain:

      i. An identification of the decision being appealed, including the date of the decision;

      ii. A statement demonstrating the person filing the Notice of Appeal has standing to appeal;

      iii. A statement explaining the specific issues being raised on appeal; and

      iv. If the appellant is not the applicant, a statement demonstrating that the appeal issues were raised during the comment period.

3. Scope of appeal. The appeal of a Limited Land Use Decision shall be a hearing de novo before the Appeal Body. The appeal shall not be limited to the application materials, evidence and other

documentation, and specific issues raised in the review leading up to the Limited Land Use Decision, but may include other relevant evidence and arguments. The hearing Appeal Body shall allow additional evidence, testimony, or argument concerning any relevant standard, criterion, condition, or issue.

4. Appeal Hearing Procedure. Hearings on appeals of Limited Land Use Decisions shall follow the city's procedures used for public hearings.

9.4 Application – Zoning Review

A. Method of review.

1. Limited Land Use Decision. Zoning Review applications for proposed developments meeting one or more of the following criteria require Limited Land Use approval:
   a. Development with more than 50 units;
   b. Site size greater than 1 acre (43,560 square feet) in size; or
   c. Applicant is requesting a Modification pursuant to Section 9.5.
2. Ministerial Decision. Zoning Review applications for all other proposed developments require Ministerial approval.

B. Requirements. Zoning Reviews may be processed concurrently with a building permit application or submitted in advance of a building permit application. In either case, a building permit shall not be issued until the Planning Official has approved a Zoning Review for the proposed project.

C. Zoning Review Application Requirements.

1. The applicant has the responsibility to obtain the property owner's permission for the request.
2. Applicants must submit information showing that the proposal complies with this Code, including:
   a. Information requested on the application form. A Ministerial Zoning Review submitted concurrently with a building permit application does not require a separate application form;
   b. The applicable housing type. In instances where a development can meet the definition of more than one housing type, the applicant shall specify the housing type on the application;
   c. A site plan and elevations as specified in subsection (D) which provides sufficient detail to determine the standards are met; and
   d. Service provider letters or other documentation demonstrating that sufficient infrastructure is available or will be available prior to certificate of occupancy to serve the proposed development, based on applicable public works standards.
3. Applications must be filed with the required fee, based on the applicable local fee schedule.

D. Site Plan and Building Elevation Requirements.

1. The site or development plan must be drawn accurately to scale and must show the following existing and proposed information:

    - All property lines with dimensions and total lot area;
    - North arrow and scale of drawing;
    - Adjacent streets, access (driveways), curbs, sidewalks, and bicycle routes;
    - Existing Goal Protected Resources, if any are present on the site;
    - Easements and on-site utilities;
    - Existing and proposed development with all dimensions, including floor area and building footprint (if applicable);
    - Distances of all existing and proposed development to property lines;
    - Types and location of outdoor area and required usable open space (if required);
    - Percentage of the site proposed for outdoor area coverage;
    - Motor vehicle and pedestrian access and circulation systems, including connections off-site, and associated dimensions; and
    - Motor vehicle and bicycle parking areas and design, number of spaces, and loading areas.

2. Building elevations showing required entries and windows and associated dimensions.

E. Criteria. The Planning Official's evaluation of a Zoning Review application will determine whether minimum code requirements have been or will be met.

F. Expiration of Approvals. An approval under this section expires if:

1. Within 2 years of the date of the final decision, a building permit has not been issued for approved development.

2. Within 2 years of the date of the issuance of a building permit, if the approved development has not commenced.

9.5 Application – Modification

A. Method of review. An applicant may request one or Modifications of the standards in this Model Code. The approval criteria for a Modification requires the use of discretion, therefore applications for Modifications are subject to the Limited Land Use Decision procedure in Section 9.3.

Requested Modifications shall be submitted and reviewed concurrently with a Zoning Review application.

B. Modification Application Requirements.

1. In addition to the information required for the Zoning Review application, applicants requesting one or more Modifications must submit a written statement for each requested Modification explaining how the application satisfies each and all of the relevant criteria and standards in sufficient detail.

2. Applications must be filed with the required fee, based on the applicable local fee schedule.

C. Criteria. A Modification to a standard will be approved if the applicant demonstrates that the criteria in subsections (1) through (4), below, have been met.

1. Granting the Modification will equally or better facilitate housing production, affordability, and choice under Goal 10.
2. Granting the Modification will not impact the provision of sufficient infrastructure.
3. The proposed development will equally or better address all of the considerations in Table 9.5 applicable to the standard(s) to be modified.
4. Any significant negative impacts resulting from the Modification are mitigated to the extent practical.

TABLE 9.5: CONSIDERATIONS FOR GRANTING A MODIFICATION

For Modifications of standards relating to:	Considerations for granting a Modification include:
Setbacks, building height, building floor area, and floor area ratio	The impact of the mass/bulk of proposed buildings on neighboring uses, including opportunities to minimize those impacts through design. For garage entrance setbacks (driveway length), the impact of the driveway on the public right-of-way and pedestrian environment.
Minimum density	Whether the proposal will help the city meet its housing production, affordability, and accessibility goals.
Minimum or maximum vehicle parking	Whether the reduction or increase in parking will help the city meet its transportation, environmental, housing production, affordability, and accessibility goals.
Bicycle parking, amount and design and location of spaces	Whether the reduction in amount and/or changes in design ensure bicycle parking that is adequate and user-friendly; or why the standard(s) are not appropriate for the proposed project context or location.
Entry orientation and pedestrian access	Opportunities to support pedestrian friendly neighborhoods, on-site pedestrian access, and pedestrian connections to the street.
Entry orientation and required percentage of windows and doors	How the proposed building façade(s) will contribute to a safe and comfortable pedestrian-oriented environment on the abutting street or why this is not appropriate in this location.
Cottage orientation	Opportunities to ensure that an adequate number of cottages have a direct relationship to the common courtyard and that the common courtyard provides shared community space for the cottage cluster.
Transitions to residential entrances	Opportunities to provide separation and transitions between private entrance areas and the public realm.
Off-street parking design; driveway and garage design	The impact of parking and vehicle access on the public right-of-way and pedestrian environment on- and off-site, and opportunities to minimize those impacts through design.

TABLE 9.5: CONSIDERATIONS FOR GRANTING A MODIFICATION	
For Modifications of standards relating to:	**Considerations for granting a Modification include:**
Required outdoor area and usable open space; common courtyards	Ensuring livable design for residents, including access to light, air, open space and/or active or passive recreation amenities; supporting shared community space for residents; and enabling culturally-sensitive amenities.
Screening of parking areas and trash storage	Opportunities to minimize the impact of parking areas or trash storage on the pedestrian environment; and, for trash storage, opportunities to minimize the impact on abutting residential properties.
Screening from arterials	Opportunities to minimize noise and air quality impacts from abutting transportation facilities on residents.

F. Expiration of Approvals. An approval under this section expires if:

1. Within 2 years of the date of the final decision, a building permit has not been issued for approved development.
2. Within 2 years of the date of the issuance of a building permit, if the approved development has not commenced.

9.6 Middle Housing Land Division

A. Purpose. A Middle Housing Land Division (MHLD) is a partition or subdivision of a lot on which the development of middle housing is allowed under ORS 197A.420 (2) or (3) or under Section 3, House Bill 2138 (2025 Session).

MHLDs are regulated by this Code and ORS 92.031. The purpose of an MHLD is to provide a simplified and expedited process for subdividing or partitioning lots with middle housing so that each unit is on a separate property, which enables the units to be sold and owned individually.

B. Applicability.

Large Cities:

1. **Eligible Housing.** Any lot (parent lot) developed, or proposed to be developed, with middle housing pursuant to ORS 197A.420(2) is eligible for an MHLD. [Recommended Alternative: Any lot (parent lot) developed, or proposed to be developed, with middle housing is eligible for an MHLD.] Middle housing development that is eligible for an MHLD may consist of:
   a. A single duplex, triplex, quadplex, cottage cluster, or a single structure containing townhouses;
   b. Additional "bonus" units as allowed by Section 8.2 or by Section 3 (3), House Bill 2138 (2025 Session), as applicable; and
   c. Any retained or rehabilitated existing units on the lot, as allowed by Section 1.4, including:
      i. One detached single-unit dwelling;

ii. One detached single-unit dwelling plus one accessory dwelling unit; or

iii. One duplex.

Medium Cities:

1. **Eligible Housing.** Any lot (parent lot) developed, or proposed to be developed, with middle housing pursuant to ORS 197A.420(3) is eligible for an MHLD. [Recommended Alternative: Any lot (parent lot) developed, or proposed to be developed, with middle housing is eligible for an MHLD.] Middle housing development that is eligible for an MHLD may consist of:

   a. A single duplex or a single structure containing two townhouses;

      [Recommended Alternative: A single triplex, quadplex, cottage cluster, or a single structure containing three or more townhouses;]

   b. Additional "bonus" units as allowed by Section 8.2 or by Section 3 (3), House Bill 2138 (2025 Session), as applicable; and

   c. Any retained or rehabilitated existing units on the lot, as allowed by Section 1.4, including:

      i. One detached single-unit dwelling;

      ii. One detached single-unit dwelling plus one accessory dwelling unit; or

      iii. One duplex.

Both Large & Medium Cities:

2. **Applicability of Middle Housing Regulations**. An MHLD creates 2 or more lots from a single parent lot on which middle housing is developed or proposed. After an MHLD is completed, the resulting lots are "child lots." The development is still subject to the requirements and standards that applied to the parent lot prior to the MHLD. In other words, the middle housing development is still defined and regulated as the original middle housing type after an MHLD is completed. For example, an attached triplex that undergoes an MHLD does not become a townhouse development; the structure and property are still subject to requirements/standards for a triplex.

3. **Application Timing and Sequencing.**

   a. An application for a tentative plan for an MHLD may be submitted before, after, or at the same time as the submission of an application for building permits for the middle housing.

   b. An application for a tentative plan for an MHLD may be submitted at the same time as an application for a standard subdivision or partition. The standard land division would create the parent lot(s), and the MHLD would further subdivide the lot(s) into middle housing child lots.

   c. An application of one or more MHLDs submitted at the same time as an application for a standard subdivision or partition will be consolidated into a single application subject to the procedural requirements for the standard subdivision or partition.

   d. Within the same calendar year as an original partition that was not an MHLD, one or more of the resulting vacant parcels may be further partitioned into not more than 3 parcels through an MHLD.

[4. Recommended: **Further Division of Child Lots.** Middle housing child lots may be further divided by a subsequent MHLD if at least one of the following conditions is met:

a. The child lot is two or more times larger than the minimum lot size of the zone, meaning that it could be divided through a standard land division into two or more lots that meet the minimum lot size; or

b. Further division of the child lot would enable the applicable minimum density requirement to be met.]

C. Tentative Plan Approval Criteria. Approval of a tentative plan for an MHLD will be granted if the City Planning Official finds that the applicant has met all of the criteria in subsections (1) through (7), below. The city's standard tentative plan approval criteria do not apply.

1. Except as provided in subsection (c), the middle housing development complies with:

   a. The Oregon Residential Specialty Code; and

   b. The middle housing regulations applicable to the parent lot, including but not limited to, the provisions in this Code and any applicable provisions in the city's development code.

   c. Exception: Any retained or rehabilitated existing units on the lot, as allowed by Section 1.4 or ORS 197A.420(4), as applicable, are not required to comply with the siting and design standards applicable to the parent lot.

2. Exactly one dwelling unit will be located on each resulting child lot except for:

   a. Lots, parcels, or tracts used as common areas, on which no dwelling units will be permitted; or

   b. Lots with 2 retained or rehabilitated existing units, as allowed under Section 1.4. Such retained units shall be considered a single middle housing unit for the purposes of the MHLD.

3. Separate utility service connections will be provided for each child lot, [Recommended: unless the applicant records a Covenant, Condition, or Restriction (CC&R) outlining the shared maintenance obligations of individual owners for all shared utilities. Shared maintenance obligations may be through a homeowners association or other legal entity.]

4. Easements will be provided as necessary for each dwelling unit on the site for:

   a. Locating, accessing, replacing, and servicing all utilities;

   b. Pedestrian access from each dwelling unit to a private or public road;

   c. Access to any common use areas or shared building elements; and

   d. Access to any dedicated driveways or parking.

5. Buildings or structures on a resulting child lot will comply with applicable building code provisions relating to new property lines.

6. Notwithstanding the creation of new child lots, all structures or buildings located on the newly created lots will comply with the Oregon Residential Specialty Code.

7. Where a resulting child lot abuts a street that does not meet city standards, street frontage improvements will be constructed and, if necessary, additional right-of-way will be dedicated, pursuant to the city's public works standards and design and construction specifications.

D. Tentative Plan Submittal Requirements. An application for an MHLD tentative plan shall include the following:

1. Any information required by the city for a standard land division.
2. A description of the manner in which the proposed land division will satisfy the approval criteria in subsection 6(C).
3. Copies of approved building permits, building permit applications, or comparable information necessary to demonstrate compliance with building code standards, and an accompanying site plan demonstrating compliance with criteria in subsections (C)(1), (5), and (6).
4. In addition to the items required by the city to be shown on a tentative plan or preliminary plat for a standard land division, the MHLD tentative plan shall show the following details:
    a. Utility connections for each dwelling unit, demonstrating compliance with approval criterion (C)(3).
    b. Existing or proposed easements necessary for each dwelling unit on the plan, demonstrating compliance with the criterion (C)(4).
5. Draft copies of all necessary easements required by criterion (C)(4).

E. Tentative Plan Conditions of Approval.

1. The city may attach conditions of approval of a tentative plan for an MHLD to:
    a. Prohibit further division of the resulting child lots. [Recommended: However, further division of the child lots may be permitted as provided in subsection (B)(4).]
    b. Require that a notation appear on the final plat indicating:
        i. The approval was given under ORS 92.031.
        ii. The type of middle housing approved on the subject site and noting that this middle housing type shall not be altered by the MHLD.
        iii. Accessory dwelling units are not permitted on resulting child lots. [Recommended: except as provided below.
            (A) The child lots are used to create housing that is at or above the applicable minimum density standard; or
            (B) The accessory dwelling unit is provided as a bonus unit under Section 8.2.]
    c. Require that all public improvements and site improvements that are required to satisfy approval criteria in subsection (C) and applicable standards of the city's code are constructed prior to issuance of a Certificate of Occupancy for the development.

2. The tentative approval of an MHLD is void if and only if a final MHLD plat is not approved within 3 years of the tentative approval.

F. Tentative Plan Procedure.

1. **Standard Procedure.** Unless the applicant requests to use the procedure for an expedited land division as provided in subsection (2), the city shall review an MHLD under the same procedure that applies to a standard land division. An application of one or more than one MHLD submitted at the same time as an application for a standard subdivision or partition will be consolidated into a single application subject to the procedural requirements for the standard subdivision or partition.

2. **Expedited Procedure.** If requested by the applicant, the procedure used for an expedited land division shall apply to the review and approval of an MHLD, as provided below and in ORS 197.365. A decision for an MHLD processed under ORS 197.365 is not subject to the requirements of ORS 197.797.

   a. The City Planning Official shall make a decision to approve or deny the application and shall provide notice of the decision to the applicant within 63 days of receiving a completed application as described in ORS 227.178. Notice shall not be provided to any other person.

   b. The MHLD review process does not include a hearing and the city does not accept public comment from third parties.

   c. The city shall issue a written determination of compliance or noncompliance with the approval criteria in subsection (C). An approval may include conditions of approval pursuant to subsection (E) to ensure that the application meets all applicable requirements.

   d. The written determination shall include a summary statement explaining the determination and an explanation of the applicant's right to appeal the determination under ORS 197.830 to 197.855.

   e. The applicant shall pay a fee according to the city's fee schedule, or as otherwise specified by the city in accordance with ORS 197.365(2)(e).

   f. Only the applicant may appeal a decision for an MHLD processed as an expedited land division made under this section.

G. Final Plat Requirements. An application for an MHLD final plat shall meet the city's requirements and approval criteria that apply to a standard subdivision or partition final plat.

Chapter 10 – Measurement Methodologies and Definitions

Sections:
10.1 Measurement Methodologies
10.2 Definitions

10.1 Measurement Methodologies

Sections will be renumbered and cross-references updated as needed the final version, once it is determined which sections will be retained.

10.1.2 Floor Area and Floor Area Ratio

A. Standard.

1. Average cottage size (i.e., average floor area) for cottage clusters is specified in Table 5.1.
2. Maximum floor area for accessory dwelling units is specified in Section 7.1.3.
3. Maximum floor area ratios (FAR) for other housing types are stated in Tables 2.1 - 4.1 and 6.1. Floor area ratio works with height, setback, and outdoor area requirements to control the overall bulk and placement of buildings.

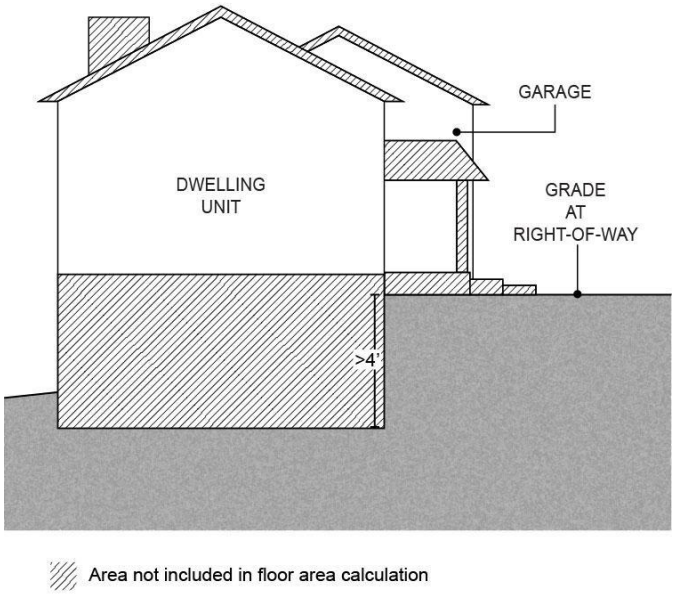
B. Measurement Methodology.

1. **Floor Area.** Floor area is measured for each floor from the exterior faces of a building. Floor area includes stairwells, ramps, shafts, chases, and the area devoted to garages and structured parking.

   Floor area does not include the following (see Figure 10.1.2.a):

   - Areas where the elevation of the floor is 4 feet or more below the adjacent right-of way, as measured at the property line;
   - Roof area, including roof top parking;
   - Roof top mechanical equipment;
   - Roofed outdoor living areas that are structurally attached to the building (e.g., porches and exterior balconies), unless they are enclosed by walls that are more than 42 inches in height for 75 percent or more of their perimeter; and
   - Covered carports.
   - Stairwells are only counted as floor area on one level.

Figure 10.1.2.a. Areas Excluded from Floor Area Calculation



2. **Average Cottage Size.** Within each cottage cluster, the average cottage size is calculated as follows:

   a. Total floor area of all cottages and community buildings within the cluster divided by the number of cottages and community buildings within the cluster.

   b. The average floor area within a cluster may not exceed the maximum stated in Table 5.1.

   c. Where dwelling units are attached, the floor area of each dwelling unit is calculated separately.

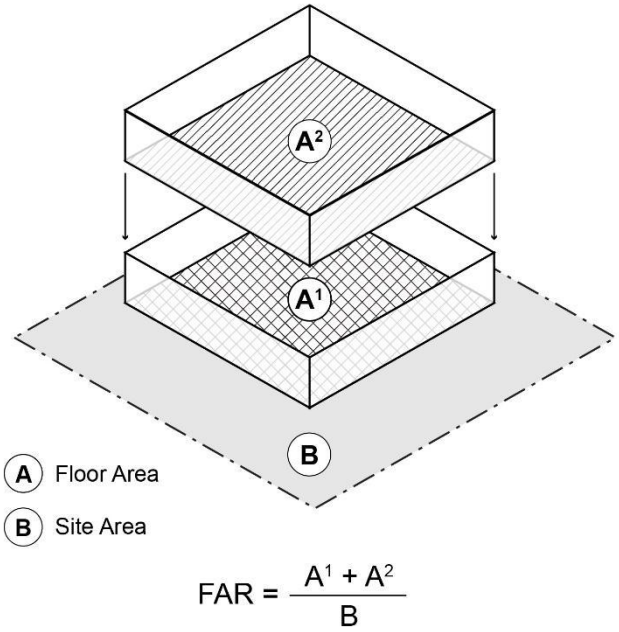
   d. Existing structures retained under Section 5.2.8 are excluded.

   e. For cottage cluster projects with multiple clusters, the average cottage size is calculated for each cluster separately.

3. **Floor Area Ratio.** Floor area ratio is the amount of floor area of a building or structure in relation to the amount of site area, expressed in square feet. For example, a floor area ratio of 0.7 to 1 means 0.7 square feet of floor area for every one square foot of site area. FAR is calculated by dividing the total floor area of all buildings on a site by the total site area (See Figure 10.1.2.b).

   The maximum floor area ratio for all buildings on a site, cumulatively. Refer to Section 10.2 for the definition of "site."

Figure 10.1.2.b. Floor Area Ratio (FAR) Calculation



C. FAR Exceptions. The following are not included in the calculation of FAR.

1. Floor area for required long term bicycle parking that is not located in a dwelling unit.
2. Floor area for indoor common area used to meet the requirements of Section 6.2.6.
3. Accessory structures under 15 feet high and less than 200 square feet.

10.1.3 Height

A. Standard. Maximum building/structure height allowed for each housing type are stated in Tables 2.1 - 6.1. It is intended to work with FAR, setback, and outdoor area requirements to control the overall bulk and placement of buildings. Exceptions to the maximum height are stated in subsection (C).

B. Measuring Building Height. Building height shall be calculated in accordance with the applicable building code.

C. Exceptions.

1. Chimneys, vents, flag poles, satellite receiving dishes and other projecting items with a width, depth, or diameter of 3 feet or less may extend above the height limit, as long as they are attached to a building and do not exceed 5 feet above the top of the highest point of the roof. If they are greater than 3 feet in width, depth, or diameter, they are subject to the height limit.
2. Roof mounted solar panels are not included in height calculations.
3. For buildings over 3 floors in height, rooftop mechanical equipment and stairwell enclosures that provide rooftop access may extend above the height limit as follows, provided that the equipment and enclosures are set back at least 15 feet from all roof edges on street facing facades.

a. Elevator mechanical equipment may extend up to 16 feet above the height limit; and

b. Other mechanical equipment and stairwell enclosures that cumulatively cover no more than 10 percent of the roof area may extend up to 10 feet above the height limit.

10.1.4 Minimum Density

A. Standard. The minimum density standard for each housing type is stated in Tables 2.1 - 6.1. Minimum density applies to new development on a lot; it does not apply to the conversion of an existing dwelling unit into two or more units, or to the addition of units to a lot on which the existing unit(s) will be retained. Minimum density ensures more efficient use of available residential land and help ensure sufficient residential capacity to accommodate growth. Exceptions to minimum density are stated in subsection (C).

B. Calculating Density. Density is a measurement of the number of dwelling units in relationship to a specified amount of land, based on the minimum area per dwelling unit required by this Model Code. Density is calculated based on the area of a site (refer to the definition of "site" in Section 10.2). In order to avoid penalizing sites with constrained lands, minimum density is based on the net site area. Minimum Density is expressed in Tables 2.1 - 6.1 as the maximum amount of land (net site area) allowed per unit.

Minimum Density (i.e., maximum amount of land per unit) = Net site area / number of proposed dwelling units.

- To calculate the number of units required to meet the minimum density standard, divide the net site area by the maximum land area per unit.
- For affordable housing developments meeting the definition in Section 10.2, dwelling units with three or more bedrooms may be counted as 2 units for the purposes of complying with minimum density.
- For the purpose of calculating minimum density, "net site area" equals the site area less constrained lands. Applicants may choose to classify the following as constrained land: goal protected lands and land within utility easements.

C. Exceptions to Minimum Density. Where the application of the minimum density standard to a site would result in a fraction of a unit, the number of units required may be rounded down to the nearest whole unit.

10.1.5 Building Setbacks

A. Standard. The minimum setbacks required for each housing type are stated in Tables 2.1 - 6.1. Minimum setbacks work with FAR, height, and outdoor area requirements to control the overall bulk and placement of buildings.

1. Garage Entrance Setbacks (Driveway Length). Where Tables 3.1 – 6.1 provide two options for the garage entrance setback, the garage entrance must be either 5 feet or closer to the street lot line, or 18 feet or farther from the street lot line. If there is a driveway but no garage, the driveway length must be at least 18 feet.
2. Exceptions to the minimum setbacks are stated in subsection (C).

B. Measuring Building Setbacks.

1. Setback distances are measured along a horizontal plane from the appropriate property line to the edge of the building.
2. For multi-unit housing proposed on a site that includes more than one lot, setbacks are calculated based on the property lines of the overall site, rather than individual lots.

3. For lots divided by a Middle Housing Land Division, setbacks apply to the parent lot, not to child lots.
4. Where the subject property line abuts an existing right-of-way whose width is substandard based on the roadway classification in the city's adopted Transportation System Plan, the setback shall be based on the future right-of-way line after dedication.
5. Measurements are made to the closest wall of the structure. Projections into setbacks allowed pursuant to subsection (C)(4) are not included when determining the closest wall of the structure.

C. Exceptions to Building Setbacks.

1. The interior side lot line between two attached dwelling units is not subject to the minimum side setback standard in Table 4.1 (Townhouses).
2. Minimum garage entrance setbacks (driveway length) in Tables 2.1 – 6.1 apply to front and street side lot lines (except alleys). Where a garage is accessed from a rear alley, the standard rear setback applies.
3. Portions of structures that are entirely underground are not included in measuring required distances.
4. Projections into Setbacks.
    a. Building eaves may project up to 2 feet into a required setback, provided the eave is at least 3 feet from a lot line.
    b. Canopies and awnings may extend up to 5 feet into a required setback along a street lot line.
    c. The following minor features may extend into entire required building setbacks:

i. Utility connections attached to the building that are required to provide services, such as water electricity and other similar utility services;

ii. Gutters and downspouts that drain stormwater off a roof of the structure;

iii. Stormwater planters that are no more than 2-1/2 feet above the ground;

iv. Water collection cisterns that are 6 feet or less in height;

v. Attached decks, stairs, and ramps that are no more than 2-1/2 feet above the ground. However, stairways and wheelchair ramps that lead to one entrance on the street-facing facade of a building are allowed to extend into the required street setbacks regardless of height above ground; and

vi. On lots that slope down from the street, vehicular or pedestrian entry bridges that are no more than 2-1/2 feet above the average sidewalk elevation.

vii. Balconies and bay windows may encroach into a required street-facing setback area.

d. The following features of a building may extend into a required building setback up to 20 percent of the depth of the setback, except as indicated. However, the feature must be at least 3 feet from a lot line.

i. Chimneys, fireplace inserts and vents, mechanical equipment, and fire escapes;

ii. Wheelchair ramps, water collection cisterns and stormwater planters that do not meet the standards of subsection (C)(4)(c); and

iii. Decks, stairways, that do not meet the standard for subsection (C)(4)(c), but only along a street lot line.

10.1.6 Required Outdoor Area and Usable Open Space

A. Standard. The minimum amount of outdoor area and usable open space (if applicable) required for each housing type is stated in Tables 2.1 – 6.1. Exceptions to the minimum required outdoor area and usable open space are stated in subsection (C). Except as specified below, site area covered by enclosed buildings or used for vehicle parking and circulation shall not be counted as required outdoor area or usable open space.

B. Measurement Methodology.

1. Required Outdoor Area. Areas which can be counted toward the required outdoor area include:

- Areas planted with vegetation (including natural areas and existing trees);
- Private open space, including balconies attached to individual dwelling units;
- Pedestrian hardscape; and
- Usable open space pursuant to subsection (B)(2).

2. Usable Open Space. Where usable open space is required, it must include one or more of the following:

    - Outdoor recreation area surfaced with lawn, groundcover, gravel, or hard surface. The area must be contiguous and able to fit a 10-foot by 10-foot square;
    - Balconies, terraces, and rooftop decks with seating areas that are available for use by all residents;
    - Tree grove (e.g., existing mature trees);
    - Turf or grass play fields;
    - Children's play structure or play area;
    - Sports courts;
    - Swimming or wading pool or hot tub;
    - Walking fitness course;
    - Natural area with benches;
    - Gardening area with at least 50 square feet of planting area; or
    - Indoor recreation and community spaces, as provided in subsection (C).

3. Enclosure. Required outdoor areas may be covered, such as a covered patio or gazebo, but they may not be fully enclosed, except as provided in subsection (C). Covered outdoor areas are subject to the applicable setback standards.

C. Exceptions. As provided in Section 6.2.6(A)(3)(c), some or all of the required usable open space may be provided as shared indoor recreation or community space. Eligible spaces include:

- Community rooms, including exercise, entertainment, cooking/dining, or meeting facilities;
- Day care facilities;
- Support services offices/facilities; and
- Occupational facilities, such as shared remote or live-work facilities.

Indoor common areas that are not recreational or community spaces, such as lobbies, hallways, laundry facilities, storage rooms, and vehicle or bicycle facilities, do not qualify.

10.1.7 Vehicle Parking

A. Standards.

1. The minimum and maximum amount of off-street vehicle parking required for each housing type is stated in Tables 2.1 - 6.1.

2. Fractions. In calculating the required number of vehicle parking spaces, fractions equal to or more than 0.5 shall be rounded up to the nearest whole number and fractions less than 0.5 shall be rounded down to the nearest whole number.

3. Exceptions to the minimum and maximum parking requirements are stated in subsection (C).

B. Vehicle Parking.

1. Parking Location and Design. Off-street vehicle parking spaces required to meet minimum quantity requirements must meet the following standards:

a. Located on a hard-surfaced area.

b. Minimum space size:

Standard:
- Width: 8.5 feet
- Depth: 18 feet

Compact:
- Width: 7.5 feet
- Depth: 16 feet

c. Up to 20 percent of parking stalls in shared parking areas may be compact spaces.

d. Spaces may be covered or uncovered.

e. Spaces may be provided on individual lots or in a shared parking area on a common tract.

f. ADA parking spaces must be provided on site; all other required parking must be provided on site or within 200 feet of the site.

g. Except for ADA parking spaces, a credit for on-street parking shall be granted for some or all of the required off-street parking as provided in subsection (2).

2. On-Street Parking. If on-street parking spaces meet all the standards in subsections (a)-(d) below, they shall be counted toward the minimum off-street parking requirement.

a. The space must be abutting the subject site;

b. The space must be in a location where on-street parking is allowed by the city;

c. The space must be a minimum of 22 feet long; and

d. The space must not obstruct a required sight distance area.

3. Maximum Parking. Except as provided in subsection (C)(1), the maximum parking requirement applies to all parking on site, including visitor parking.

C. Exceptions.

1. ADA parking spaces and tandem parking spaces are exempt from the maximum limit on parking spaces.

2. The following are exempt from minimum required parking spaces:

a. Affordable housing as defined in Section 10.2;

b. Dwelling units 1,000 square feet or less in size; and

c. Dwelling units created through the conversion of an existing structure.

10.1.8 Bicycle Parking

A. Standards.

1. The minimum amount of bicycle parking required for each housing type is stated in Tables 2.1 - 6.1.
2. Fractions. In calculating the required number of bicycle parking spaces, fractions equal to or more than 0.5 shall be rounded up to the nearest whole number and fractions less than 0.5 shall be rounded down to the nearest whole number.
3. Exceptions to the bicycle parking requirements are stated in subsection (D).

B. Long-Term Bicycle Parking.

1. Long-term bicycle parking must be provided in one or more of the following locations.
    a. Within a restricted access, lockable room outside of dwelling units with securely anchored racks that allow users to lock at least two points on a bicycle.
    b. Within dwelling units that are at least 400 square feet, in the following circumstances:
        i. Sites containing 12 or fewer dwelling units may provide up to 100 percent of required bicycle parking spaces in the dwelling units.
        ii. Sites containing more than 12 dwelling units where all units above the ground floor have elevator access may provide up to 50 percent of the required bicycle parking spaces in dwelling units.
        iii. Sites containing more than 12 dwelling units where all units above the ground floor do not have elevator access may provide required bicycle parking spaces in ground floor dwelling units only.
    c. Within bicycle lockers that are fully enclosed, lockable, and securely anchored to the ground.
2. The area devoted to bicycle parking must be hard surfaced and lighting must be provided for nighttime use.
3. Bicycle parking spaces shall meet the following dimensional standards:
    a. At least 10 percent of spaces must be large spaces (designed to accommodate large bicycles, including family and cargo bicycles). Each large bicycle space must be a minimum of 3 feet wide, 7 feet long and 3 feet 4 inches tall.
    b. Up to 90 percent of required spaces can be standard spaces. Each standard bicycle space must be a minimum of 2 feet wide, 6 feet long and 3 feet 4 inches tall.

C. Short-Term Bicycle Parking. Short-term bicycle parking shall meet the following standards:

1. Location standards.
    a. For sites that are smaller than 20,000 square feet, short-term bicycle parking spaces may be provided on-site or within the public sidewalk, provided the space does not obstruct required minimum sidewalk widths or access to doorways.

b. For sites that are 20,000 square feet or larger, bicycle parking shall be provided on-site.

c. If bicycle parking is provided on-site, it must be located:

i. At the same grade as the sidewalk or at a location that can be reached by an accessible route; and

ii. Within 50 feet of a main entrance to the building, as measured along the most direct pedestrian access route.

2. Dimensional standards. Each short-term bicycle space must be a minimum of 2 feet wide, 6 feet long and 3 feet 4 inches tall.

D. Exceptions. The following are exempt from the long-term bicycle parking requirements:

1. Senior housing projects (those restricted for occupancy by households in which at least one member is aged 55 years or older).

2. Accessible units and any bonus units that are provided in a development where an accessibility bonus is triggered pursuant to Section 8.2.

10.1.9 Windows and Doors

A. Standard. The minimum amount of window and door area required for each housing type is stated in the applicable design standards.

B. Measurement Methodology. Areas that qualify for the window and door coverage calculation are subject to the following (See Figure 10.1.9.a):

1. Windows and pedestrian entrance doors may be used to meet this standard as provided in subsections (2) and (3), below.

2. Except as provided below, window area is the aggregate area of the glass within each window, including any interior grids, mullions, or transoms.

a. Half of the window area in the door of an attached garage may count toward meeting this standard.

b. Windows into storage areas (except as specified for garages in in subsection (2)(a)), mechanical and utility areas, and garbage and recycling areas do not qualify.

3. Door area is the area of the portion of an entrance door (other than a garage door) that moves and does not include the frame. For multi-unit housing, doors that provide access to dwelling units (either shared or individual access) and community spaces qualify, but all other doors (e.g., into storage areas or mechanical areas) do not qualify.

10 – Measurement Methodologies and Definitions

Figure 10.1.9.a. Window Coverage

10.2 Definitions

A. Applicability. The following definitions shall apply for the purposes of this Model Code, notwithstanding other definitions in a locally adopted development code.

B. Definitions.

1. "Accessible unit" means a unit of housing that complies with the "Type A" requirements applicable to units as set forth in the Standard for Accessible and Usable Buildings and Facilities published by the International Code Council and as referenced by the state building code.
2. "Accessible walkway" means a walkway designed and built according to the Americans with Disabilities Act (ADA) standards to ensure it is usable by people with disabilities, particularly those who use mobility devices.
3. "Accessory Dwelling Unit" – see "Housing Type."
4. "Adaptable unit" means a unit of housing that complies with the "Type B" requirements applicable to units as set forth in the Standard for Accessible and Usable Buildings and Facilities published by the International Code Council and as referenced by the state building code.
5. "Affordable Housing" means income-restricted housing in one of the following categories, as provided in Chapter 8:
    a. 10-Year Affordable Homeownership Unit. A unit of housing is subject to an affordable housing covenant, as described in ORS 456.270 to 456.295, that:
        i. Makes the unit available and affordable to purchase and to own for households with incomes of 120 percent or less of the area median income; and
        ii. Is enforceable for a duration of not less than 10 years from the date of the certificate of occupancy.
    b. 20-Year Affordable Housing. Residential property:
        i. In which the average of all units on the property is made available to own or rent to households with incomes of 80 percent or less of the area median income; and
        ii. Whose affordability, including affordability under a covenant as described in ORS 456.270 to 456.295, is enforceable for a duration of no less than 20 years.
    c. 30-Year Affordable Housing. Residential property:
        i. In which:
            (A) Each unit on the property is made available to own or rent to households with incomes of 80 percent or less of the area median income; or
            (B) The average of all units on the property is made available to households with incomes of 60 percent or less of the area median income; and

ii. Whose affordability, including affordability under a covenant as described in ORS 456.270 to 456.295, is enforceable for a duration of no less than 30 years.

d. 90-Year Moderate Income Cooperative Housing: Residential property in which all of the units are subject to a zero equity, limited equity, or shared equity ownership model including resident-owned cooperatives and community land trusts making them affordable to moderate income households as described in ORS 456.270 to 456.295 for a period of 90 years.

6. "Appeal Body" means the local decision-making authority designated by a City to hear and decide appeals of land use decisions and Limited Land Use Decisions. The Appeal Body for an appeal of a decision made by a Planning Official may be a Hearings Officer, Planning Commission, or City Council.

7. "Building footprint" means the horizontal area as seen in plan, measured from outside of all exterior walls and supporting columns. It includes dwellings and any area of attached garage that exceeds 200 square feet. It does not include detached garages or carports; accessory structures; trellises; patios; areas of porch, deck, and balcony less than 30 inches from finished grade; cantilevered covers, porches or projections; or ramps and stairways required for access. For attached housing, building footprint is measured for each dwelling unit separately, and is measured to the center of any common walls.

8. "Common courtyard" means a common area for use by residents of a cottage cluster. A common courtyard may function as a community yard. Hard and soft landscape features may be included in a common courtyard, such as pedestrian walkways, lawn, groundcover, trees, shrubs, patios, benches, or gazebos.

9. "Common wall" means a wall or set of walls in a single structure shared by two or more dwelling units. The common wall must be shared for at least 25 percent of the length of the side of the building of the dwelling units. The common wall may be any wall of the building, including the walls of attached garages.

10. "Cottage" means an individual dwelling unit that is part of a cottage cluster.

11. "Cottage cluster" – see "Housing Type."

12. "Cottage cluster project" means a development site with one or more cottage clusters. Each cottage cluster as part of a cottage cluster project must have its own common courtyard.

13. "Detached single-unit" or "DSU" – see "Housing Type."

14. "Driveway approach" means the edge of a driveway where it abuts a public right-of-way.

15. "Duplex" – see "Housing Type."

16. "Dwelling unit" means a building, or a portion of a building, that has independent living facilities including provisions for sleeping, cooking, and sanitation, and that is designed for residential occupancy by a group of people. Buildings with more than one set of cooking facilities are considered to contain multiple dwelling units or accessory dwelling units, as applicable, unless the additional cooking facilities are clearly accessory to the primary use, such as an outdoor grill or wet bar.

17. "Façade" means The vertical wall face of a building, or the sum of multiple vertical faces, facing the street.
18. "Facade, front" means all of the wall area shown on the front elevation of the building plans.
19. "Floor area" and "Floor area ratio" – see Section 10.1.2.
20. "Frontage" means the portion of a lot or parcel that abuts a street.
21. "Goal Protected Lands" means lands protected or designated pursuant to any one of the following statewide planning goals:
    - Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces;
    - Goal 6 Air, Water, and Land Resource Quality
    - Goal 7 Areas Subject to Natural Hazards;
    - Goal 9 Economic Development;
    - Goal 15 Willamette River Greenway;
    - Goal 16 Estuarine Resources;
    - Goal 17 Coastal Shorelands; or
    - Goal 18 Beaches and Dunes.
22. "Hard surfaced," in the context of pedestrian walkways, means built with a durable, solid material that provides a firm, stable, and smooth walking surface, which may include concrete, asphalt, or pavers or bricks set in mortar or compacted base.
23. "Housing Type" means one of the following. (In instances where a development can meet the definition of more than one housing type, the applicant shall specify the housing type on the development application.)
    a. "Accessory Dwelling Unit" means an interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a primary dwelling.
    b. "Cottage cluster" means a grouping of dwelling units that share a common courtyard. Each dwelling unit has a small footprint or floor area. The dwelling units may be detached or attached, provided no one building or structure contains more than 4 dwelling units. Cottage cluster may also be known as "cluster housing," "cottage housing," "bungalow court," "cottage court," "courtyard housing," "garden apartments," or "pocket neighborhood."
    c. "Detached single-unit" or "DSU" means a detached structure on a lot or parcel that is comprised of a single dwelling unit. Detached single-units may be constructed on-site or off-site (e.g., manufactured dwellings or prefabricated homes).
    d. "Duplex" means two attached or detached dwelling units in any configuration on a lot or parcel, other than a lot or parcel created by a Middle Housing Land Division.
    e. "Middle housing" means housing that consists of duplexes, triplexes, quadplexes, cottage clusters, or townhouses. "Middle housing" includes retained units under Section 1.5 and additional "bonus" units allowed by Sections 8.2.1 through 8.2.4 or by Section 3 (3), House Bill 2138 (2025 Session), as applicable.

f. "Multi-unit housing" means 5 or more dwelling units located on the same lot or development site, not including middle housing.

g. "Quadplex" means 4 attached or detached dwelling units in any configuration on a lot or parcel, other than a lot or parcel created by a Middle Housing Land Division.

h. "Townhouse" means a dwelling unit constructed in a row of 2 or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit. A townhouse is also commonly called a "rowhouse," "attached house," "townhome," or "common-wall house."

i. "Triplex" means 3 attached or detached dwelling units in any configuration on a lot or parcel, other than a lot or parcel created by a Middle Housing Land Division.

24. "Local street" means a street designated as a local street in a city's adopted Transportation System Plan, in the applicable functional classification map, or in the city's public works or engineering standards. Where street classifications have not been established, "local street" means a street that serves primarily local access to property and circulation within neighborhoods or specific areas.

25. "Lot" or "lot or parcel" means any lawfully established unit of land, as defined in ORS 92.010. Lot may also be used generically to refer to units of land created through partitions.

26. "Main entrance" means the entrance to a building that is designed to facilitate ingress and egress for the highest volume of building users. Generally, each building has one main entrance, but if design features do not make it possible to determine which entrance is the main entrance, all entrances providing the same capacity of ingress and egress shall be treated as main entrances.

27. "Middle housing" – see "Housing Type."

28. "Middle housing land division (MHLD)" means a partition or subdivision of a lot or parcel on which the development of middle housing is allowed under ORS 197A.420 (2) or (3) or Section 3, House Bill 2138 (2025 Session).

    a. "Parent Lot" in relation to a Middle Housing Land Division means a lot or parcel which is developed or is proposed to be developed with a middle housing development.

    b. "Child Lot" in relation to a Middle Housing Land Division means the unit(s) of land created from a parent lot as the result of a Middle Housing Land Division. A "child lot" may also be referred to as a "middle housing lot."

29. "Multi-unit housing" – see "Housing Type."

30. "Planning Official" means the person(s) or body (including designees) designated by the governing body of a city to administer the city's comprehensive plan, land use regulations, and related requirements. Typically, the Planning Official is an individual employed by a city (e.g., Planning Director or designees) but may be the Planning Commission or City Council.

31. "Quadplex" – see "Housing Type."

32. "Regulated housing" means residential dwelling units of the following types: Detached Single-Unit, Duplex, Triplex, Quadplex, Townhouse, Cottage Cluster, Multi-Unit Housing, and Accessory Dwelling Unit.

33. "Site" has different meanings depending on the housing type, as provided below. "Development site" has the same meaning as "site."

    a. For detached single-unit, duplex, triplex, quadplex, and cottage cluster, "site" means a single lot (other than a middle housing child lot) on which the housing unit or units is proposed.

    b. For townhouse, "site" refers to all the lots underlying a single townhouse structure.

    c. For multi-unit housing, "site" refers to a property (or group of abutting parcels or lots under the same ownership) that is subject to a development application.

34. "Site area" means the total area of a development site calculated after subtracting any required or planned dedication of public rights-of-way and/or designation of private rights-of-way.

35. "Sufficient Infrastructure" means the following level of public services to serve a new housing development:

    - Connection to a public sewer system capable of meeting established service levels.
    - Connection to a public water system capable of meeting established service levels.
    - Access via public or private streets meeting adopted emergency vehicle access standards to a city's public street system.
    - Storm drainage facilities capable of meeting established service levels for storm drainage.

36. "Townhouse" – see "Housing Type."

37. "Townhouse project" means one or more townhouse structures constructed, or proposed to be constructed, together with the development site where the land has been divided, or is proposed to be divided, to reflect the townhouse property lines and any commonly owned property.

38. "Townhouse style multi-unit housing" means developments in which the units have individual ground floor entries, share one or more common walls with one or more other units, and do not share common floors/ceilings with another unit.

39. "Triplex" – see "Housing Type."

FINDINGS OF FACT
LAND USE LND25-000007
TYPE III DECISION PROCESS

REQUEST: To approve a Major Modification to the River Ridge subdivision applicable to phases 6 & 7

APPLICANT: City of Boardman
200 City Center Circle
Boardman, OR 97818

OWNER: HC Land LLC
70 SW CENTURY DR STE 100-240
BEND OR 97702-3557

PROPERTY DESCRIPTION: Tax Lot 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500 and 7600 of Assessor's Map 4N 25E 17CD.

GENERAL LOCATION: On the north side of Kunze Lane east of the intersection with Paul Smith Road and east of the Driftwood RV Park.

ZONING OF THE AREA: Residential

I. GENERAL INFORMATION: The city is requesting a major modification to combine two parks into one, create a walking path to connect to Unity Manufactured Home Park, and establish future road connections to the east. Submitted plans show the current phase layout.

II. APPROVAL CRITERIA: The application has been filed under the City of Boardman Development Code Chapter 4.6 Modifications to approved plans and conditions of approval as a Type III Decision Process based on the requirements of Chapter 4.6 Modifications to Approved Plans and Conditions of Approval. Applicable criteria include 4.6.200 Approval Criteria which requires evaluation under the applicable provisions for Major Modifications Chapter 4, provisions in Chapter 3 Design Standards, and other chapters or sections as deemed appropriate. The applicable criteria are included below in **bold** type with responses in standard type.

4.2.6 Applicability

A. This Chapter applies to all development applications approved through the provisions of Chapter 4, including:
1. Site Design Review approvals;
2. Subdivisions, Partitions, and Lot Line Adjustments;
3. Conditional Use Permits;
4. Master Planned Developments; and
5. Conditions of approval on any of the above application types.

This modification is under #2 above, a subdivision. The landowner previously has an approved layout for Phases 6 and 7 of the River Ridge Subdivision, which will be modified to incorporate the proposed features, including the combined park, walking path to Unity Manufactured Home Park, and future road connections.

B. This Chapter does not apply to land use district changes, text amendments, temporary use permits, or other permits.
This provision is not applicable.

4.6.300 Major Modifications
A. Major Modification Defined. The City Manager or his/her designee shall determine that a major modification(s) is required if one or more of the changes listed below are proposed:

1.A change in land use;
No change in land use is proposed.
2. An increase in the number of dwelling units;
The city is not proposing an increase in dwelling units and is specifically proposing working to not impact the number of approved lots in phases 6 and 7.
3. A change in the type and/or location of access ways, drives or parking areas that affect off site traffic;
The request is to allow a future connection to the east. This would allow future neighborhood connections that will have potential trip generation impact on connecting road networks.
4. An increase in the floor area proposed for non-residential use by more than 15 percent where previously specified;
Not applicable as this is a residential use.
5. A reduction of more than 10% percent of the area reserved for common open space and/or
usable open space;
The proposal will result in a reduction of total park land in the River Ridge Subdivision by more than 10%. This request attempts to balance park land with transportation needs.
6. A reduction to specified setback requirements by more than 10% percent, or to a degree that the minimum setback standards of the land use district cannot be met; or
The setbacks will be met.
7. Changes similar to those listed in 1-6, which are likely to have an adverse impact on adjoining properties.
There are three items incorporated into this modification request - a safe route to school connection to the west and the Unity Manufactures Home Park; a combining of park land and allowing reduction in total park dedication to allow the third component, and the third component being a future road connection to the east.
B. Major Modification Request. An applicant may request a major modification as follows:

III. PROPERTY OWNERS NOTIFIED: October 30, 2025
List of landowners notified is retained as part of the file.

IV. PUBLISHED NOTICE: October 29, 2025
East Oregonian

V. AGENCIES NOTIFIED: November 13, 2025
Marty Broadbent, Boardman Fire Protection District; Roy Drago Jr, Boardman Public Works Director

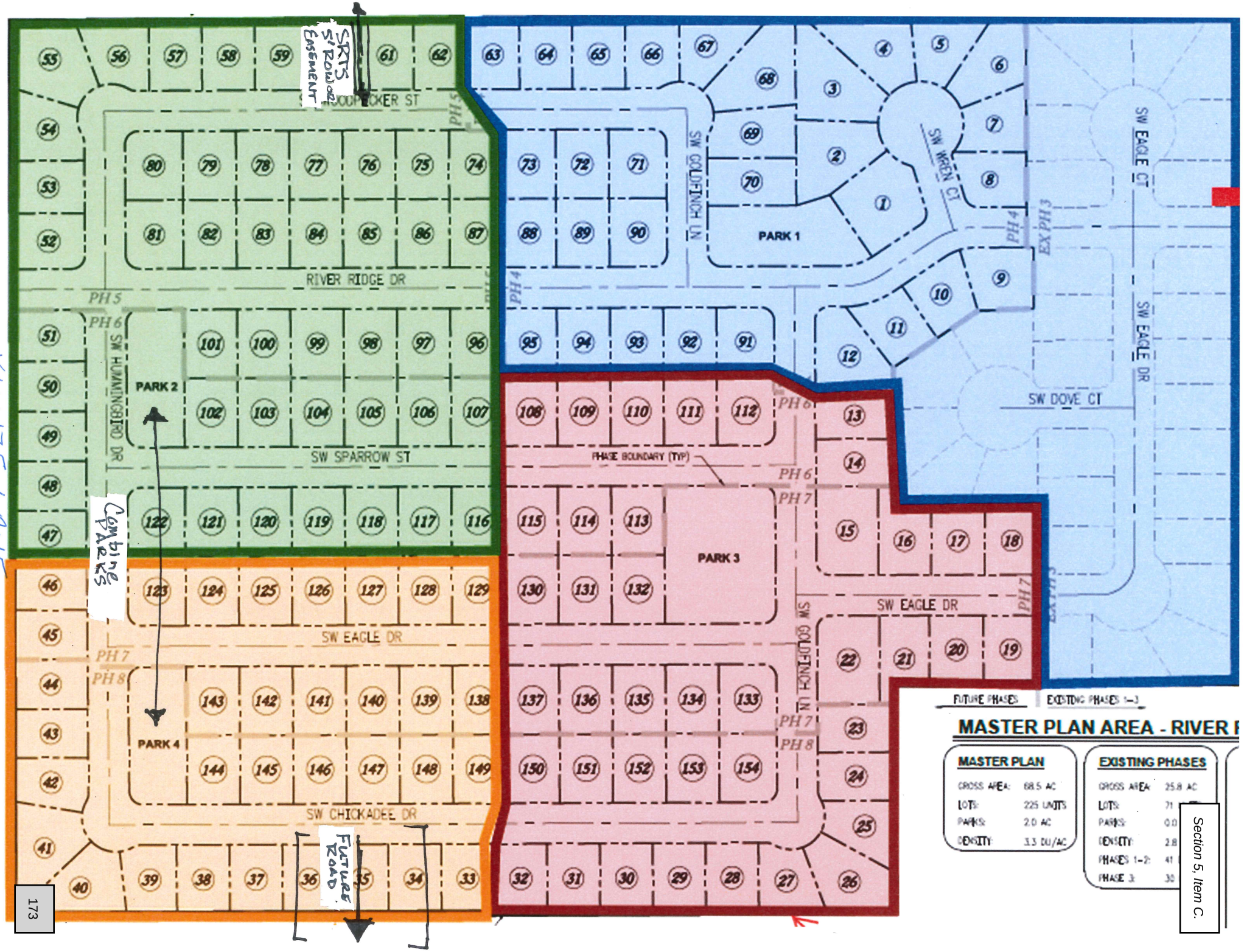
VI. HEARING DATE: Planning Commission

November 20, 2025
Council Chambers
Boardman City Hall
200 City Center Circle
Boardman, Oregon 97818

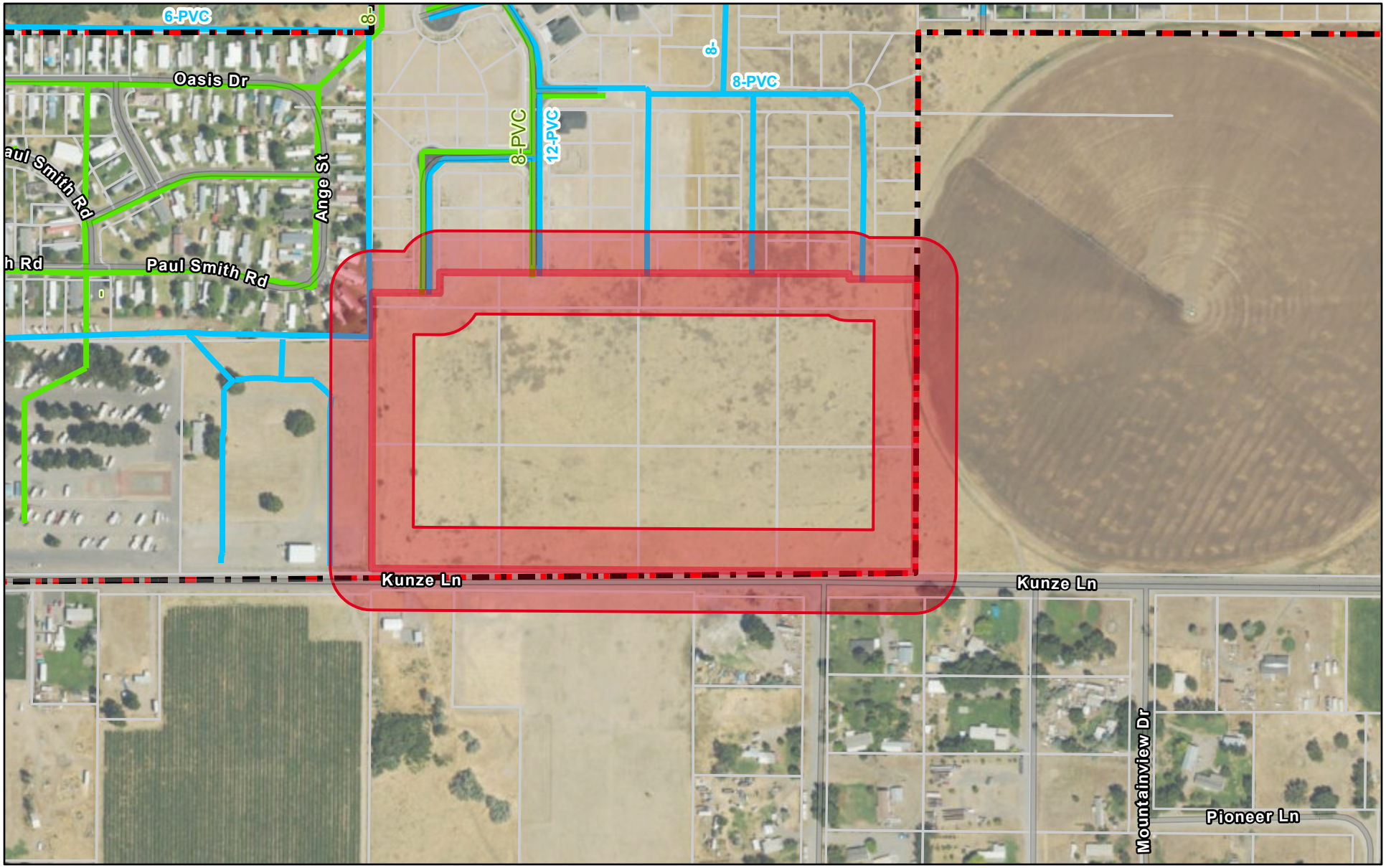
RECOMMENDATION: The Planning Official recommends approval of the Major Modification. The request can be implemented in compliance with applicable zoning and development standards, and all prior conditions remain in effect, with revisions only as necessary.

Zack Barresse, Chair Date

ATTACHMENTS:
Vicinity Map
Site Plan


SRTS 5' ROW & EASEMENT
SW WOODPECKER ST
RIVER RIDGE DR
SW SPARROW ST
SW HUMMINGBIRD DR
SW GOLDFINCH LN
SW WREN CT
SW EAGLE CT
SW EAGLE DR
SW DOVE CT
SW CHICKADEE DR
PARK 1
PARK 2
PARK 3
PARK 4
PH 4
PH 5
PH 6
PH 7
PH 8
EX PH 3
PHASE BOUNDARY (TYP)
Combine Parks
Future Road
KUNZE LANE
FUTURE PHASES
EXISTING PHASES 1-3
MASTER PLAN AREA - RIVER
MASTER PLAN
GROSS AREA: 68.5 AC
LOTS: 225 UNITS
PARKS: 2.0 AC
DENSITY: 3.3 DU/AC
EXISTING PHASES
GROSS AREA: 25.8 AC
LOTS: 71
PARKS: 0.0
DENSITY: 2.8
PHASES 1-2: 41
PHASE 3: 30

River Ridge Phase 6 & 7 Modification



10/29/2025, 10:09:15 AM

CityLimits
UGB
wMain
ssGravityMain
Taxlots

1:5,708

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Source: Esri, USDA FSA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, N

PRELIMINARY FINDINGS OF FACT
PLANNING COMMISSION
ADOPTION OF THE PARKS MASTER PLAN

REQUEST: To adopt a Parks Master Plan (PMP) as guidance to Goal 8 Recreation.

APPLICANT: City of Boardman
Post Office Box 229
200 City Center Circle
Boardman, Oregon 97818

I. GENERAL INFORMATION: The City of Boardman is working collaboratively with the Boardman Park and Recreation District (District) to draft and adopt this Parks Master Plan (PMP). The District had a PMP that expired in 2022; this will be the first PMP for the City of Boardman. The PMP is designed to be a long-range guide for enhancing and expanding Boardman's parks, trails, and recreational facilities. It translates community values into clear strategies for investment, programming, and stewardship. It is intended to be a practical, working document for use by City and District staff, community leaders, elected officials, and funding agencies.

For the City of Boardman, the PMP is part of a larger Strategic Planning process that started with the development and adoption of five strategic goals as part of a strategic plan. That planning process acknowledged that several planning documents were identified for update or development including this PMP, a Transportation System Plan, an Economic Opportunities Analysis, a Housing Capacity Analysis, and an update to the Comprehensive Plan and Development Code. A refinement to the Main Street Interchange Area Management Plan has been added to this list of planning projects.

II. PROCEDURE: This amendment is being processed using Type IV procedures found within the Boardman Development Code. The Type IV process requires a hearing before the Planning Commission with a recommendation to the City Council. The final hearing will take place before the City Council. Final adoption will be by Resolution as this is a guidance document, not a regulatory one.

III. APPROVAL CRITERIA: The request has been filed under the BDC Chapter 4.1 Types of Applications and Review Procedures, more specifically 4.1.600 Type VI Procedures (Legislative). The criteria are identified below in **bold** type with responses in regular type.

G. Decision-Making Considerations. The recommendation by the Planning Commission and the decision by the City Council shall be based on consideration of the following factors:

1. Approval of the request is consistent with the Statewide Planning Goals.

The Statewide Planning Goals applicable to this request are Goal 1, Citizen Involvement, Goal 2, Coordination, and Goal 8 Recreation.

Goal 1 requires the City to "develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process." Because the proposed

amendment, or adoption of the PMP, will be heard by both the Planning Commission and the City Council, there will be at least two opportunities for public comment to the PMP. Additionally, the hearings were published in the East Oregonian providing additional public notice. This is consistent with the City's acknowledged citizen involvement program. (Goal 1, Policy 4: The Planning Commission is officially designated as the Citizen Involvement Committee.)

Goal 2 requires the City to adopt a comprehensive plan and implement the plan through its development code and by extension other planning level documents. The proposed PMP is consistent with and will support the comprehensive plan relative to development of park and recreation infrastructure. (Goal 2, Policy 3: The City has adopted the City of Broadman Development Code, a unified zoning and subdivision land use code to facilitate the development process and implement the land use goals of the City as outlined in the Comprehensive Plan.)

Goal 8 requires the state to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts. Current Recreation Development Policies within the Comprehensive Plan identify that open space in the form of park lands shall be maintained, that park land dedication may be a requirement of development, and that the City shall encourage development of parks.

For these reasons, the criterion is met.

2. Approval of the request is consistent with the Comprehensive Plan.

The Boardman Comprehensive Plan (BCP) has a variety of policies that support the proposed amendment and the process used to achieve it. Goal 1 policies support citizen involvement and the public hearing process. Goal 1, Policy 4, designates the Planning Commission as the City's official Citizen Involvement Committee. Therefore, review by the Planning Commission ensures compliance with the comprehensive plan.

While none of the Goal 2 Policies are specifically applicable to this action, staff assert that the land use planning process required through Goal 2 is supported with the adoption of the Parks Master Plan. The desired result is a park system that addresses the recreational needs of the citizens of Boardman and visitors to our community. Proposed within the PMP are policies and updates to the Comprehensive Plan and Development Code that further good local planning practices.

Goal 8 requires, within the Boardman Comprehensive Plan, the City to satisfy the recreational needs of the city and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts. Current Recreation Development Policies within the Comprehensive Plan are further defined by the proposed PMP. Adoption of the PMP and the proposed modifications to the Comprehensive Plan and Development Code that are forthcoming will work to further achieve these requirements.

For these reasons, the criterion is met.

3. **The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.**

The proposed Parks Master Plan does specify park and recreation areas within the City of Boardman that are owned by either the City or the District. These properties are currently or can be served by adequate public facilities, service or transportation networks to support the park and recreation uses at those locations. As new park or recreation facilities are planned, by either the City or District, proper planning review processes will ensure that continues for new or improved facilities.

For these reasons, the criterion is met.

IV. LEGAL NOTICE PUBLISHED: October 29, 2025
East Oregonian

V. DLCD 35-DAY NOTICE: October 15, 2025

VI. AGENCIES NOTIFIED: Dawn Hert, Department of Land Conservation and Development.

VII. HEARING DATES:

Planning Commission
November 20, 2025
Council Chambers
Boardman City Hall
200 City Center Circle
Boardman, Oregon 97818

City Council (Joint Public Hearing with the Boardman Park and Recreation District)
January 13, 2025
Council Chambers
Boardman City Hall
200 City Center Circle
Boardman, Oregon 97818

VIII. PLANNING OFFICIAL RECOMMENDATION: The Planning Official recommends the Planning Commission forward the request to the City Council with a 'do adopt' recommendation based on the following findings.

- The Planning Commission finds that the process utilized to review and recommend this proposed Parks Master Plan is compliant with the Statewide Planning Goals and the City's Comprehensive Plan Goal 1 and that the Planning Commission public hearing held to

consider this request allowed for citizen involvement. The City Council public hearing will also provide an opportunity for citizen involvement.

- The Planning Commission finds that the process utilized to review and recommend this proposed PMP adoption is compliant with the Statewide Planning Goals and the City's Comprehensive Plan Goal 2 and Goal 8.

- The Planning Commission finds that parks and recreation projects, when developed consistently with the Parks Master Plan, will be consistent with the Comprehensive Plan.

_____

Zack Barresse, Chair Date
Planning Commission

ATTACHMENTS:

- DRAFT Parks Master Plan (including appendices)

PARK MASTER PLAN

CITY OF BOARDMAN

BOARDMAN Park & Recreation District

Boardman STRATEGIC PLAN
CREATING PARKS FOR ALL
Making big dreams a reality.

DRAFT

November 13, 2025

This page intentionally blank.

ACKNOWLEDGMENTS

Thank you to the residents of Boardman whose ideas, feedback, and participation shaped this Parks and Recreation Master Plan. Your involvement ensured the plan reflects community values and local priorities. Additional thanks go to the advisory committee members, elected and appointed officials, staff, and project partners listed below, whose leadership and collaboration helped bring this plan to life.

Planning Commission

Zack Barresse, Chair

Sam Irons, Vice Chair

Jami Carbray

Jennifer Leighton

Mike Connell

Ragna TenEyck

David Jones

City of Boardman City Council

Paul Keefer, Mayor

Heather Baumgartner

Cristina Cuevas

Karen Pettigrew

Brenda Profitt

Richard Rockwell

Ethan Salata

Boardman Park and Recreation District Board (BPRD) of Directors

Krista Price, Chair

John Christy, Vice Chair

David Boor, Treasurer

Rick Weiss, Director

Ricardo Rosales, Director

Former Members (served during the planning process):

Norma Ayala, Former Director

Luis Campos, Former Director

Public Advisory Committee

Richard Rockwell, Boardman City Council

Ethan Salata, Boardman City Council

Michael Connell, Boardman Planning Commission

Luis Campos, BPRD Board Member

Norma Ayala, BPRD Board Member

Taylor Wightman, Citizen

Crystal Davison, Citizen

Lisa Mittelsdorf, Port of Morrow

Torrie Griggs, Chamber of Commerce

John Christy, Morrow County School District & BPRD Board Member

Mayte Cisneros, Student, Morrow County School District

George Shimer, Boardman Park & Recreation District CEO

Carla McLane, Planning Official, City of Boardman

Jessica Calderon, Morrow County Public Health

Dawn Hert, Oregon Department of Land Conservation and Development (DLCD)

District & City Staff

Special thanks to the City and District staff who provided coordination, insight, and logistical support throughout the planning process, including those who served on the Public Advisory Committee.

Prepared By

SHAPIRO DIDWAY

shapirodidway.com

with support from ECOnorthwest, Bridging Languages, Andersen Perry, and Wiggins Preconstruction Services

This page intentionally blank.

TABLE OF CONTENTS

Executive Summary v
Introduction and Planning Foundation 1
Understanding Boardman 7
Existing Parks & Recreation System 14
Understanding the Broader System 31
Community Needs Assessment 38
Project Goals and Objectives 53
System-Wide Recommendations 60
Site-Specific Recommendations 68
Implementation & Funding Strategy 86
Maintaining a Resilient Park System 96
Planning Policies and Strategic Priorities 103

APPENDICES

Appendix A: Community Engagement Record A1
Appendix B: Supporting Documents and Records B1
Appendix C: Facility Inventory C1
Appendix D: Integrated Market Assessment with Community Profile D1
Appendix E: Community Needs Summary (Site Specific) E1
Appendix F: Level of Service Analysis F1
Appendix G: Park Planning Checklist G1
APPENDIX H: Operations Assessment and O&M Tools H1
APPENDIX I: Capital Improvement Plan (CIP) I1
APPENDIX J: Funding Strategies J1

PHOTO CREDITS

Unless otherwise noted, images are courtesy of the City of Boardman, Boardman Park & Recreation District, and the consultant team, with additional images from BCDA and community contributors. The following community members and partners provided additional photos used in this plan. All images are used with permission.

Amanda Mickles — Photos 2.1, 5.7, 8.1
Clint Shoemake — Photos 3.3, 3.7, 4.2, 8.2
Boardman Chamber of Commerce (BCDA) — Photos 2.2, 2.3, 3.1, 3.4, 3.5, 4.1, 4.3, 4.4, 4.5, 7.1, 7.2, 9.1, D.1, I.1
Boardman Park & Recreation District — Photos 5.3–5.4, 5.8, 6.1, 10.1, A.1, F.1
Mario Sepulveda — Photos 3.6, 5.1, 5.5, A.2, B.1, E.1, J.1
Marta Barajas — Photos 5.6, 11.1

Photo Identification: Photos throughout the document are labeled by chapter and figure number (e.g., Photo 3.2). Each numbered photo corresponds to the contributors listed above.

This page intentionally blank.

E.1

ES

EXECUTIVE SUMMARY

The Executive Summary highlights why this Master Plan is needed now and how it was shaped by Boardman's residents, workforce, and visitors. It provides a high-level overview of the community's parks and recreation needs, current level of service, and future growth through 2035. It also summarizes the Plan's vision, goals, system-wide initiatives, site-specific priorities, policy updates, and implementation framework that will guide coordinated investment by the City and District.

PURPOSE OF THE MASTER PLAN

The Boardman Park Master Plan provides a long-term roadmap for parks, trails, open space, recreation facilities, and waterfront access across the City of Boardman and the Boardman Park & Recreation District. The Plan establishes shared goals, coordinates investment, and identifies systemwide and site-specific priorities through 2035. It responds to community needs, future growth, and the distinct roles of the City and District in providing recreation for residents, workers, and visitors.

WHY THIS PLAN, AND WHY NOW?

Boardman's parks and recreation system is at a pivotal moment. Rapid residential growth, a large commuter workforce, and shifting demographics are increasing demand for parks, trails, and recreation facilities. At the same time, the City and District have transitioned to separate management of their respective parks, making coordinated planning essential for a cohesive system.

The Plan also addresses several urgent systemwide needs:

- Modernizing parkland and trail dedication standards
- Improving accessibility and inclusion
- Updating maintenance and design practices
- Laying the groundwork for a future parks System Development Charge (SDC).
- Many City parks lack formal dedication, and key District sites rely on long-term leases, reinforcing the need for stronger parkland protection.

With major growth expected by 2035, this Plan provides a shared vision to guide investment, protect public space, improve access, and support high-quality recreation for future generations.

HOW THE PLAN WAS DEVELOPED

The master plan was shaped through a fourteen-month, community-driven process grounded in research, technical analysis, and extensive public engagement. The planning team completed a full system inventory, evaluated recreation trends, analyzed community demographics and workforce dynamics, and reviewed related City, District, and regional plans.

More than 470 engagement touchpoints informed the work, including bilingual outreach materials, two open houses open houses with Spanish-language facilitation, culturally inclusive outreach, youth-friendly activities, five Public Advisory Committee meetings, two surveys, stakeholder interviews, and joint site visits with City and District staff. Youth perspectives were incorporated through classroom activities, family-focused stations, take-home activity books, and a high school focus group that inspired the Park Naming Competition and a future design activity for Zuzu Park, with a youth representative also serving on the PAC.

This broad, bilingual, and inclusive participation ensured the Master Plan reflects Boardman's values, priorities, and vision for the future across cultures, age groups, and neighborhoods.

WHO LIVES, WORKS AND VISITS BOARDMAN

Who Lives in Boardman

Boardman is a young, diverse, and rapidly growing community, with **5,749 residents** in 2024. Families with children make up a large share of residents, contributing to high demand for parks, playgrounds, sports, and year-round recreation opportunities. A multicultural population—especially Boardman's majority Latino community—shapes preferences for gathering spaces, family-oriented amenities, and culturally inclusive features such as bilingual signage and interpretation. Continued residential growth through 2035 will expand housing in River Ridge, Northeast Boardman, and other developing areas, increasing demand for community and neighborhood parks with safe pedestrian connections.

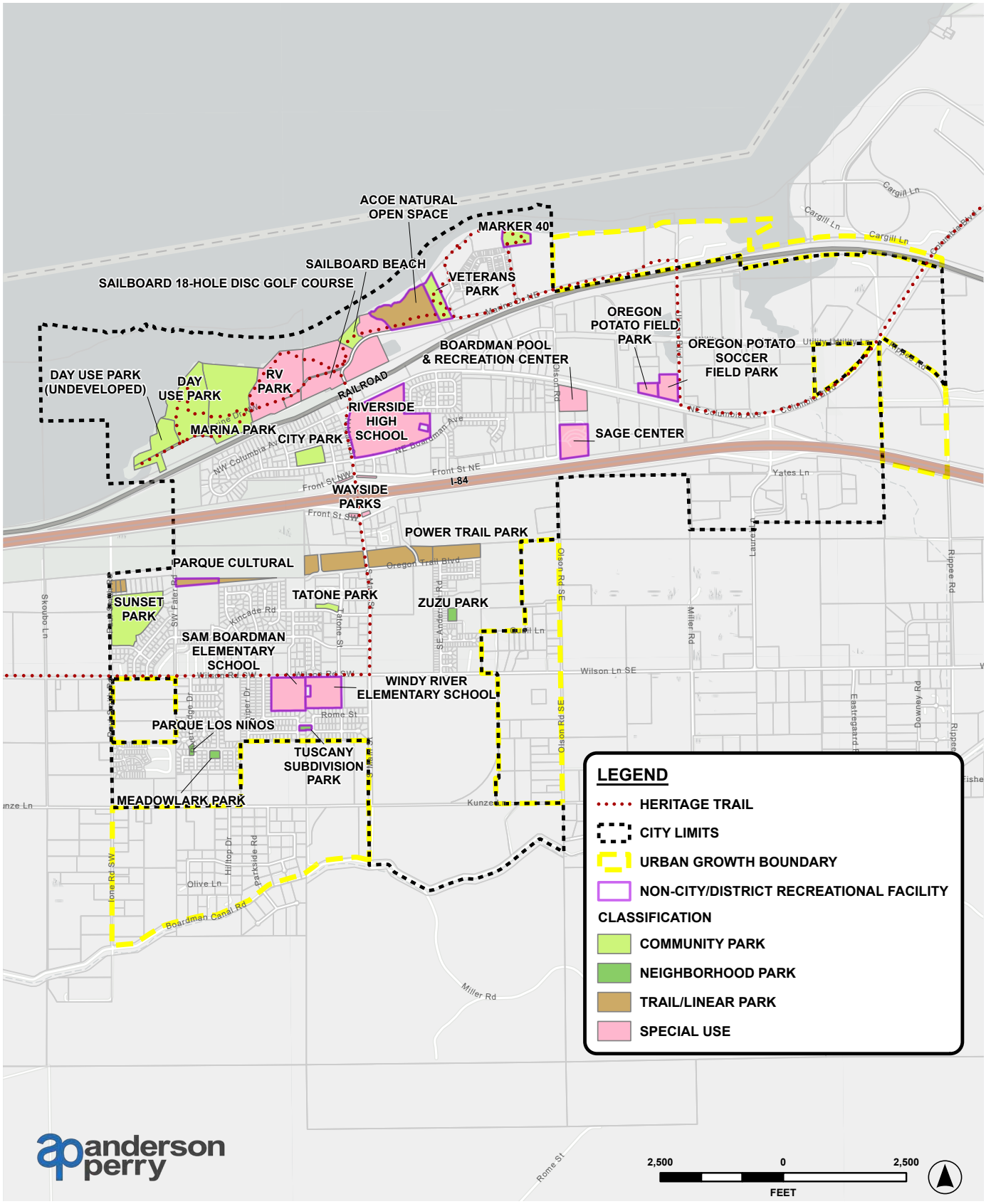
Who Works in Boardman

Boardman functions as a regional job center, supporting about **3,500 jobs**, less than one in five held by residents. One-third of local residents commute elsewhere for work. The Port of Morrow and major employers bring a large and diverse workforce, including seasonal workers and rotating contract labor. This **expanded weekday population**—projected by the planning team to be **more than 6,890 people**—increases demand for after-hours park access, lighting, connectivity, and flexible indoor and outdoor recreation options, especially for those seeking nearby activities after long shifts.

Who Visits Boardman

Boardman attracts visitors year-round for **boating, camping, trail use, cultural destinations, events, and sports.** The Marina, RV Park & Campground, Day Use Park, and the Columbia River Heritage Trail are regional draws. Hotels host a substantial number of temporary workers as well as leisure travelers, while sites such as the SAGE Center, Marker 40, and Veterans Park provide educational and recreational opportunities that complement the City and District system. Visitor activity reinforces the need for waterfront amenities, parking, trail connectivity, wayfinding, and restrooms that can support high seasonal use.

Figure ES-1: Recreational Facilities within UGB



PARKS & RECREATION SYSTEM OVERVIEW

Boardman's parks and recreation system is provided by **three primary partners: the City of Boardman, the Boardman Park & Recreation District, and the Port of Morrow.** Together, they create a connected network of neighborhood and community parks, waterfront areas, indoor recreation, trails, and visitor-serving amenities.

Tables ES-1 and ES-2 summarize City and District park and trail assets, which are the focus of this Master Plan. Port facilities are not included in these tables but appear on the system map to show how they support and complement local recreation.

City of Boardman

The City provides neighborhood- and community-scale parks within the Urban Growth Boundary. The City oversees **eleven park sites**, totaling **less than one-third of totale park acreage is currently developed,** reflecting a small but growing system poised for significant expansion through 2035.

Boardman Park & Recreation District

The District is a special service district with dedicated taxing authority. It manages Boardman's major waterfront parks, the RV Park & Campground, the Boardman Pool & Recreation Center, and the primary off-street multi-use trail along the riverfront. Most waterfront parks are on leased land, while the Recreation Center is the District's only owned property. The District's system is larger and more developed than the City's and serves as Boardman's primary destination-scale recreation provider.

Port of Morrow

The Port also contributes important recreation assets, including Veterans Park, the SAGE Center playground, and Marker 40 Park. Although not part of this planning effort, these sites appear on the system map to show how they enhance riverfront access, cultural interpretation, and tourism.

Table ES-1: City Recreational Assets

Park Name	Status	Size (Acres) / Length
Community Parks		
Tatone Park	Developed	1.12 acres
City Park	Developed	4.20 acres
Sunset Park	Undeveloped	19.60 acres
Pocket Parks		
Parque Los Niños	Maintained Open Space	0.46 acres
Meadowlark Park	Maintained Open Space	0.72 acres
Neighborhood Parks		
Zuzu Park	Maintained Open Space	1.06 acres
Special Use		
Wayside Park – Eastbound (SE)	Developed	0.31 acres
Wayside Park – Eastbound (SW)	Developed	0.32 acres
Wayside Park – Westbound (NE)	Developed	0.35 acres
Wayside Park – Westbound (NW)	Developed	0.33 acres
Linear Park / Trail		
Parque Cultural (West) Power Trail Park (East)	Developed Undeveloped	7.41 acres 14.74 acres
Trails		
Off-street		.17 miles
Columbia River Heritage Trail (shared roadway/on street)		5.6 miles
Summary		
Developed		**14.05 acres**
Maintained Open Space		**2.23 acres**
Undeveloped		**34.34 acres**
Total Acreage (all assets)		132.46 acres
Total Trails		2.19 miles

Broader Recreation System

Additional recreation opportunities are provided by local schools, regional public lands, and nearby communities. These partners offer sports fields, indoor space, playgrounds, natural areas, and cultural destinations that complement City and District facilities and help define Boardman's wider recreation landscape.

Table ES-2: District Recreational Assets

Park Name	Status	Size (Acres) / Length
Community Parks		
Day Use Park	Developed Undeveloped	25.11 8.04
Marina Park	Developed	26.21
Sailboard Beach	Developed	4.02
Special Use		
Sailboard Beach Disc Golf Course	Developed Undeveloped	32.99 1.60
RV Park & Campground	Developed	28.21
Boardman Pool & Recreation Center	Developed	6.27
Community Parks		
Off-street Trails	Developed	2.19 Miles
Summary		
Developed		88.33 acres
Undeveloped		9.65 acres
Special Use		34.48 acres
Total Acreage (all assets)		132.46 acres
Total Trails		2.19 miles

Planning Targets for Park System

This Master Plan establishes the following targets to guide parkland acquisition, development, and investment through 2035, addressing identified system gaps and aligning with national, state, and peer benchmarks.

- **Parkland LOS:** Maintain at least 15 acres of developed parkland per 1,000 weighted weekday service population Current supply totals ~16 acres (weighted population) and 19.5 (residential population)..
- **Access:** Strive that all residents live within a 10-minute walk of a developed park. Close gaps in northeast and south Boardman. Improve crossings of I-84, the railroad, and truck corridors.
- **Trail Expansion:** Expand trail network to 4–10 miles, creating looped connections between neighborhoods, schools, civic spaces, and river.
- **Quality & Maintenance:** Meet baseline safety, ADA, and design standards by 2035. Establish consistent maintenance practices.
- **Amenity Diversity:** Add soccer and diamond fields, a skate park, toddler and inclusive play areas, shade, restrooms, and other comfort amenities to provide a balanced mix for all ages.
- **Indoor Facilities & Shared Use:** Expand the Recreation Center and strengthen shared use agreements with the Field House and schools to broaden community access.
- **Inclusive Design:** Ensure parks are welcoming and accessible across languages, cultures, abilities, ages, and income levels.
- **Camping & Workforce Housing:** Expand camping to meet seasonal workforce and visitor demand.

COMMUNITY NEEDS, RECREATION TRENDS, & SYSTEM PERFORMANCE

Community-Identified Needs

Community input, trends analysis, and system conditions together revealed the following systemwide needs.

Park Maintenance & Safety

Residents want cleaner, safer parks with consistent upkeep—priority needs include improved restroom and pavilion cleanliness, geese and pet-waste management, better turf and court maintenance, regular trail repairs, vegetation management for safety and wildfire risk, upgraded amenities, clear rule signage, targeted lighting, and protective fencing near streets and water.

Cultural Identity, Art, Interpretation & Storytelling

Community members want parks that reflect Boardman's diverse cultures and history through enhanced Indigenous and Old Boardman interpretation, community-driven public art, cultural events, Story Walk partnerships, and environmental education features like gardens and habitat signage.

Accessibility and Inclusion

Residents emphasized ADA access, continuous barrier-free routes, accessible water access, universal design in play areas and furnishings, culturally inclusive bilingual signage, multi-generational spaces, and affordable participation options for households with limited mobility, income, or transportation.

Access & Connectivity

Top priorities include safer routes to parks, sidewalk infill, lighting, improved crossings over I-84, rail, and truck corridors, expanded neighborhood parks in underserved areas, a connected looped trail system with long-distance options, upgraded trail surfacing, and multilingual wayfinding to link parks, schools, and the waterfront.

Shade, Comfort, and Climate Adaptation

Residents seek more shaded gathering areas, tree canopy and windbreaks, misting stations, drinking fountains, and native landscaping that improves comfort and resilience in Boardman's hot, windy climate.

Events, Gathering Spaces, and Community Use

Demand is strong for more shelters and reservable pavilions, a large amphitheater-style venue, durable and well-equipped gathering areas with seating, water, power, and Wi-Fi, clear reservation systems, and expanded community programming and festivals.

Indoor Recreation

Residents want expanded indoor capacity—including flexible multi-use courts, Recreation Center expansion and extended hours, youth and teen spaces, affordable programs, and better activation of underused indoor facilities like the Field House.

Youth, Play, and Family Amenities

Families want upgraded and inclusive playgrounds, toddler zones, destination play areas with shade, expanded water play, nature-based and sensory features, youth amenities (skatepark, bike skills, pump track, sand volleyball), outdoor fitness areas, and age-friendly spaces for older adults.

Active Waterfront Access

Priorities include expanded and accessible water entry points, ADA-compliant docks and fishing platforms, scenic walkways and art, shaded riverfront gathering areas, shoreline stabilization, low-cost equipment rentals, and better pedestrian connections to waterfront parks.

Sports and Active Recreation

Residents strongly support more soccer fields, improved baseball/softball amenities, expanded court options (basketball, tennis, pickleball, sand volleyball), regular field maintenance, and development of a multi-sport complex with family amenities and tournament-ready facilities.

Recreation Participation Trends

Recreation participation patterns across Oregon and Eastern Oregon closely mirror local preferences in Boardman. **Walking and trail use** remain the most popular activities statewide, reinforcing the need for improved trail mileage, safe crossings, and stronger neighborhood connectivity. **Water-based recreation**—swimming, fishing, boating, and beach use—is also in high demand regionally, placing Boardman's Columbia River frontage at the center of local and visitor interest. **Camping, shaded day-use areas, and upgraded restrooms** continue to be heavily used across the region, with Boardman's campground frequently operating at or near capacity.

Growing interest in **cultural festivals, agritourism, birdwatching, and nature-based experiences** aligns well with Boardman's agricultural heritage and riverfront setting. **New travel patterns—such as remote-work stays, combined business-leisure trips, and sports tourism**—also highlight opportunities for flexible event spaces, multipurpose fields, and indoor year-round facilities. At the same time, **Boardman must serve a large weekday service population** of in-commuting and temporary workers, creating evening and after-hours demand for recreation facilities.

Level of Service, Access & Facility Condition

Level of Service (LOS) evaluates how well parks meet community needs based on acreage, facility supply, access, quality, and equity. Because Boardman serves far more than its residential population, LOS is based on a **weighted weekday service population** that includes residents, in-commuting workers, temporary workforce lodging, and hotel/RV guests. This provides a realistic picture of daily demand. **Boardman's weighted service population is 6,890 in 2024, increasing to 10,450 by 2035. The City's LOS target is 15 acres per 1,000 weighted population.**

Parkland Supply

Within the UGB, Boardman has **112 acres of developed public parkland, equal to 16.3 acres per 1,000 weighted population**—within the NRPA benchmark range of 12.9–22.0 acres/1,000. When including undeveloped parkland and other public recreation sites, the **broader system totals 158 acres**, providing a strong land base for future development.

Outdoor Facilities

Benchmarks show key strengths—dog park, splash pad, disc golf, and playground quantity—and clear deficiencies. Boardman lacks soccer fields, tennis courts, and a skatepark, and trail mileage (2.36 miles) is well below peer cities benchmarks of . Playgrounds need more inclusive and toddler-friendly features, and systemwide amenities such as restrooms, shaded areas, and group gathering spaces remain limited.

Indoor Facilities

The Recreation Center exceeds NRPA benchmarks for aquatics and court space but still experiences scheduling constraints due to shared uses. Other indoor recreation types typical of small cities (e.g., walking tracks, racquet courts) are absent, and school facilities offer limited shared access.

Access & Connectivity

LOS mapping identifies major access gaps in south and northeast Boardman, areas with denser and lower-income neighborhoods. Connectivity is further constrained by I-84, the railroad, truck routes, and sidewalk gaps—factors that limit safe walking and biking to parks.

Quality & Condition

Field observations and community feedback highlight deferred maintenance, aging restrooms and furnishings, limited shade and wind protection, and very limited ADA access. Collectively, these issues reduce overall usability, equity, and comfort even where basic acreage benchmarks are met.

VISION AND GOALS

Vision

Boardman' parks and recreation system will provide vibrant, accessible, and well-maintained spaces that enhance quality of life, foster community connections, and celebrate the city's unique cultural and natural assets. Through thoughtful planning and sustainable investments, our parks will serve as welcoming destinations for recreation, health and economic growth, ensuring that all residents and visitors- regardless of age, ability, or background- have opportunities to explore, plan, and thrive.

Goals & Objectives

The plan establishes clear goals to ensure parks keep pace with growth and community needs. They include:

Goal 1: Create an Inclusive, Accessible & Equitable Park System

Ensure all residents, regardless of age, ability, background or income, have equitable access to safe, well-maintained parks and recreational opportunities.

Goal 2: Enhance Recreation & Active Lifestyles

Expand diverse, year-round recreational opportunities that support physical activity, wellness, and enjoyment for all ages.

Goal 3: Strengthen Community Engagement and Partnerships

Build strong relationships with residents, organizations, and businesses to support parks and recreation.

Goal 4: Support Economic Growth, Tourism & Workforce Development

Leverage parks to strengthen Boardman's economy, attract visitors, and create workforce development opportunities.

Goal 5: Improve Park Infrastructure, Safety and Connectivity

Ensure well-maintained, safe, and connected parks by investing in infrastructure and accessibility improvements.

Goal 6: Ensure Fiscal Responsibility & Long-term Sustainability

Maintain a financially sustainable park system by securing diverse funding sources and prioritizing cost-effective investments.

Goal 7: Preserve Boardman's History, Cultural & Community Identity:

Integrate historical, cultural, and community elements into parks and programming to celebrate Boardman's identity.

SYSTEM-WIDE RECOMMENDATIONS

The Plan includes several systemwide initiatives that establish consistent standards, guide long-term investment, and support coordinated planning between the City and District. Key initiatives include:

- Expanding and connecting the trail network through a **Trail Master Plan,** improving safety, neighborhood access, and waterfront connectivity.
- Integrating public art, cultural interpretation, and storytelling through a **Public Art and Cultural Identity Master Plan** to reflect Boardman's heritage, diversity, and community identity.
- Improving navigation, accessibility, bilingual communication, and park identity with a unified **Wayfinding and Signage System.**
- Creating consistent standards for benches, tables, trash receptacles, shade structures, and other amenities through a **Park Furnishing Standards Study** to improve comfort, durability, and maintenance efficiency.
- Identifying dedicated sites for high-demand recreation amenities through **Future Amenities Requiring Siting,** including a **bike skills park, pump track, skate park, pickleball courts, and additional soccer and diamond fields**, with siting confirmed through future planning and community input.

Park Planning Checklist

The Park Planning Checklist ensures future park improvements and acquisitions follow shared standards for quality, accessibility, and long-term maintenance. It provides guidance for:

- Play Areas
- Park Furnishings & Site Amenities
- Access & Inclusion
- Infrastructure for Events & Daily Use
- RV Park & Campground
- Sports & Active Recreation
- Safety, Lighting & After-Hours Use
- Indoor Recreation Facility Evaluation
- Parkland Acquisition and Development

These components provide a clear framework to support equitable, resilient, and community-aligned park design moving forward.

SITE SPECIFIC RECOMMENDATIONS

City of Boardman

City park recommendations emphasize expanding neighborhood access, upgrading existing facilities, improving comfort and inclusivity, and preparing newly acquired or undeveloped lands for future use. Key themes include:

- Enhancing **City Park** and **Tatone Park** with upgraded play areas, shade, ADA access, seating, and improved internal circulation.
- Developing **Sunset Park** as a major future community park with multi-sport fields, playgrounds, shaded gathering areas, trails, and a loop path as funding becomes available.
- Improving **neighborhood-scale parks—including Zuzu Park, Meadowlark Park, and Parque Los Niños**—with safe access, signage, shade, and age-friendly play features.

- Strengthening the Power Trail–Parque Cultural corridor by acquiring land or securing easements to compete the corridor and adding wayfinding, interpretive elements, lighting, rest stops and vegetation management protocols.
- Upgrading the **Wayside Parks** with improved landscaping, furnishings, signage, parking, and accessibility, coordinated with adjacent street improvements to better serve travelers.
- Planning for **future parks in River Ridge Subdivision and Northeast Boardman,** guided by the dedication standards in this Plan.

These recommendations help ensure City parks grow alongside new housing and provide walkable, high-quality recreation opportunities across all neighborhoods.

Boardman Park & Recreation District

District recommendations focus on strengthening Boardman's waterfront, enhancing camping capacity, improving shoreline access, and expanding indoor and outdoor recreation offerings. Key themes include:

- Transforming **Day Use Park** with improved water access, shoreline stabilization at Hidden Gem Beach, new shelters, accessible beach access and boat launch, enhanced play areas including a new toddler play area, upgraded restrooms, enhanced cultural interpretation and site maintenance priorities.
- Improving **Marina Park** with an ADA fishing pier, reconfigured docks, extended waterfront trail, skatepark development, upgraded parking area and new boat storage building for public safety vessels and rentals.
- Expanding and modernizing the **RV Park & Campground** with two new zones, upgrading/adding restrooms and showers, laundry facilities, ADA retrofits, dog park, pump track and a rental shop, remodel District Offices with a second story addition.
- Enhancing **Sailboard Beach** with accessible restrooms, shaded picnic tables, improved parking, and enhanced shoreline access.
- Upgrading the **Sailboard Beach Disc Golf Course** with benches, and layout adjustements to accommodate campground expansion.
- Advancing the long-term expansion of the **Boardman Pool & Recreation Center**, including master planning for tiered north parking, weight room expansion, aerobics room addition, an enlarged party room, and a relocated rock climbing wall
- Improving connectivity and amenities along the **Heritage Trail Spur**, including infill of gaps, new rest areas, vegetation management, and new interpretive features.

Together, these improvements strengthen the District's waterfront identity, support tourism and workforce needs, and enhance recreation opportunities for residents.

IMPLEMENTATION AND FUNDING

Because community needs exceed available resources, the Master Plan includes a clear framework for prioritizing and phasing projects across the park system. Projects are categorized as High, Medium, or Low priority, which generally align with near-, mid-, and long-term implementation.

Project ranking reflects multiple factors, including community input, Level of Service findings, safety and ADA compliance, feasibility and site readiness, cost and community benefit, partnership opportunities, and long-term sustainability. Staff and the Public Advisory Committee applied this framework to develop a draft list, which was refined based on public input throughout the planning process.

This prioritization structure forms the basis of the Capital Improvement Plan (CIP), summarized in the following tables. The CIP identifies systemwide, City, and District projects; each entry lists the site, project type—(S) System improvement, (P) Park Improvement, (D) Park Development, or (A) Acquisition—along with a description, cost, and priority level. establishes a logical sequence for investment; and positions the City and District to pursue grants, partnerships, and other funding opportunities.

Table ES-3: City Planned Projects and Prioritization Schedule

Project ID	Project Title	High (FY 2026-2030)	Mid-Term (FY 2031-2035)	Long-Term (FY 2036 +)
P1	City Park	$2,155,621	$584,145	$0
P2	Tatone Park	$821,954	$104,852	$0
P3	Wayside Parks	$26,998	$0	$0
D1	Sunset Park	$0	$17,716,440	$0
D2	Parque Los Niños, Meadowlark Park & Pájaro Azul Park	$382,950	$1,581,825	$0
D3	Zuzu Park	$0	$1,694,813	$0
D4	Parque Cultural & Power Trail Park	$3,170,826	$0	$0
D5	NE Boardman Community Park	$1,436,063	$0	$0
A1	Parque Cultural & Power Trail Park	Appraised value at time of acquisition		
	TOTAL	**$7,994,411**	**$21,682,075**	**$0**

Table ES-4 District Planned Projects and Prioritization Schedule

Project ID	Project Title	High (FY 2026-2030)	Mid-Term (FY 2031-2035)	Long-Term (FY 2036 +)
P1	Heritage Trail Spur	$2,460,806	$834,932	$0
P2	Day Use Park	$670,609	$2,525,117	$43,108
P3	Marina Park	$7,248,047	$3,679,088	$0
P4	RV Park & Campground	$229,866	$23,180,832	$0
P5	Sailboard Beach	$107,800	$790,913	$0
P6	Sailboard Beach & Disc Golf Course	$0	$39,392	$91,287
P7	Boardman Pool & Recreation Center	$0	$16,089,420	$0
	TOTAL	**$10,717,128**	**$47,139,694**	**$134,395**

Table ES-5: System-Wide Planned Projects and Prioritization Schedule

Project ID	Project Title	Near-Term (FY 2026-2030)	Mid-Term (FY 2031-2035)	Long-Term (FY 2036 +)
S1	Public Art & Cultural Identity Master Plan			$110,250
S2	Trail Master Plan		$65,500	
S3	Park Furnishing Standards	$33,300		
S4	Wayfinding & Signage System (Planning Only)	$133,200		
S5	Future Amenities Requiring Siting	$3,063,600	$5,067,489	
	TOTAL	**$3,257,010**	**$5,132,989**	**$110,250**

MAINTAINING A RESILIENT PARK SYSTEM

As the City and District prepare for significant system growth through 2035, strengthening operations and maintenance is essential to ensure parks remain clean, safe, and reliable. Today, staffing levels are close to national medians, but projected park and facility expansion will require additional capacity, upgraded equipment, and more consistent systems.

Both agencies have strong foundations—resourceful staffing models, bilingual service delivery, partnerships with schools and employers, contracted maintenance support, and growing sustainability practices—but they also face challenges such as reactive maintenance, inconsistent standards, limited cost tracking, and environmental pressures like wind, dust, invasive weeds, and shoreline erosion.

NRPA benchmarks show that Boardman will need more staff and higher per-capita operating investment over the next decade to keep pace with its expanding system. To build long-term resilience, the Plan recommends:

- Implementing proactive maintenance systems (work-order tracking, inspections, SOPs).
- Expanding staffing and equipment in line with system growth.
- Improving agreements, risk management, and cost accounting.
- Integrating climate-resilient, low-maintenance design into all new projects.
- Strengthening partnerships and community stewardship to extend capacity.

These steps will help ensure that Boardman's growing parks and recreation system remains safe, equitable, and well-maintained—and that future investments can be sustained over time.

POLICY AND GOVERNANCE FRAMEWORK

The Master Plan includes several major policy updates that give the City and District the tools needed to protect parkland, secure future sites, strengthen recreation access, and support long-term system sustainability as Boardman grows.

Modernized Parkland Dedication Standards

Updated dedication standards ensure that new development contributes usable, well-located parkland aligned with Boardman's Level of Service (LOS) target of 15 acres per 1,000 weighted service population. Policies emphasize land dedication first, fee-in-lieu only when sites are unsuitable, and clear minimum standards for visibility, access, usability, and site size. A new Parkland and Trail Acquisition Fund will allow the City to pool in-lieu fees and strategically assemble larger, more functional park sites.

Trail Corridor Dedication and Construction

To build a connected trail system as development occurs, new standards require developers to dedicate and, when feasible, construct trail segments along mapped corridors—beginning with the Skoubo–Laurel Lane alignment and expanding citywide through the Trails Master Plan. These standards prevent future gaps, improve walkability, and ensure high-quality, consistent trail design.

Permanent Parkland Protection

Strengthened parkland protection tools—including formal dedication, recreation easements, deed restrictions, and Park/Open Space zoning—ensure that existing and future parks remain permanently protected for public use. An audit of all park sites and a future Park Advisory Board will help safeguard community assets and provide oversight as Boardman grows.

Parks System Development Charges (SDCs)

The Plan establishes the foundation for a Parks SDC program so that new development helps fund the amenities and additional acreage needed to meet LOS goals. Dedication secures the land; SDCs provide the improvements—playgrounds, shelters, trails, and expanded indoor and waterfront facilities. A methodology study will determine eligible projects, fee structure, and crediting policies.

Projected Growth by 2035

City of Boardman

- Developed Acreage: 20.5 → 73
- Trails: 0.17 mi → 2 mi
- Restrooms: 3 → 3
- Playgrounds: 2 → 5
- Sports Courts: 2 → 3
- Diamond Fields: 2 → 4
- Soccer Fields: 0 → 2
- Bike Skills Park: 0 → 1
- Park Furnishings: Significant additions across multiple sites
- Dog Park: 1 → 1

BPRD

- Developed Park Acreage: 88.3 → 77.6
- Other Recreation Assests: 34.5 → 54.9
- Trails: 2.2 mi → 3.3 miles
- Campground: 73 sites → 137 sites; 1 zone → 3 zones
- Restrooms/Showers: 2 → 5
- Playgrounds: 2 → 2 (one expanded with a toddler area)
- Sports Courts: 2 → 2
- Skatepark: 0 → 1
- Disc Golf: 1 → 1
- Dog Park: 0 → 1
- Docks: 3 → 2 with reconfigured/expanded system to increase capacity
- Fishing Pier: 0 → 1 new ADA-accessible pier
- Boat Launch: 1 → 2 including new accessible launch
- Boat Storage: 0 → 1 secure storage building
- Park Furnishings: System replacements; small additions across multiple sites
- Recreation Center: Expansion

Sustainable and Climate-Resilient Design Standards

Sustainability policies call for drought-tolerant landscaping, shade structures, durable materials, and green infrastructure to improve comfort, reduce long-term maintenance, and ensure parks remain usable in Boardman's hot, windy climate. A Sustainable Park Design Manual will guide all future projects.

Micro-Mobility and E-Bike Policy

New micro-mobility standards support safe, predictable use of e-bikes and similar devices on trails and shared-use paths. Policies include permitted device types, design standards for mixed-use trails, consistent signage, and coordination with regional partners to align rules across connected trail systems.

Agreements and Risk Management

Clear agreements and consistent construction standards are essential for Boardman's mix of City-owned, District-managed, leased, and privately developed sites. Policies prioritize securing permanent access, formalizing HOA and developer agreements, clarifying maintenance responsibilities, and adopting trail and park construction standards that reduce liability and improve long-term safety.

SYSTEM GROWTH THROUGH 2035

As shown in the "Projected Growth by 2035" snapshot, the scale of planned improvements is transformative. By 2035, the City's developed park acreage will more than triple, the District's waterfront and campground network will expand dramatically, and both providers will add new amenities, improve trail connectivity, and invest in upgraded facilities across the system.

Successes by 2035

By 2035, planned investments will achieve several important system-wide outcomes:

- Developed parkland across the system reaches 154.7 acres, meeting NRPA benchmarks and approaching Boardman's local LOS target of 15 acres per 1,000 residents.
- City-developed park acreage more than triples, supported by new community and neighborhood parks, trail corridors, and major upgrades to existing sites.
- New parks in River Ridge, Sunset Park, Northeast Boardman, and other growth areas significantly improve walkable access and reduce service gaps.
- Recreation amenities diversify, including a new splash pad, bike skills park, skatepark, expanded toddler play areas, improved boat launches, upgraded docks, and a new waterfront rental facility and secure emergency-services boat storage and rental facility.
- Waterfront access is strengthened with an ADA fishing pier, accessible boat launch, shoreline stabilization, and improved riverfront pathways.
- Trail mileage expands to 5.3 miles, closing key waterfront gaps and improving connectivity between parks and neighborhoods.
- Campground capacity nearly doubles, adding new zones, restrooms, showers, laundry facilities, and upgraded RV/tent sites to better serve residents, visitors, and seasonal workers.
- Accessibility improves system-wide, with ADA-compliant restrooms and showers, water access improvements, inclusive play features, upgraded pathways, and ADA retrofits to campsites.
- Climate-adaptive and resilient design are strengthened, with expanded shade, drought-tolerant landscaping, improved irrigation, durable materials, and wind protection that enhance comfort and reduce maintenance needs.
- Park furnishings and amenities are standardized and upgraded, improving user comfort and long-term maintenance efficiency.

- Local identity and interpretation are expanded, with improved signage, updated displays, and new opportunities to highlight local culture, Indigenous history and community heritage.
- Policy frameworks are modernized, including updated parkland and trail dedication standards, strengthened park protection, clearer design and quality requirements, and groundwork for a future parks SDC program.

Remaining Deficiencies

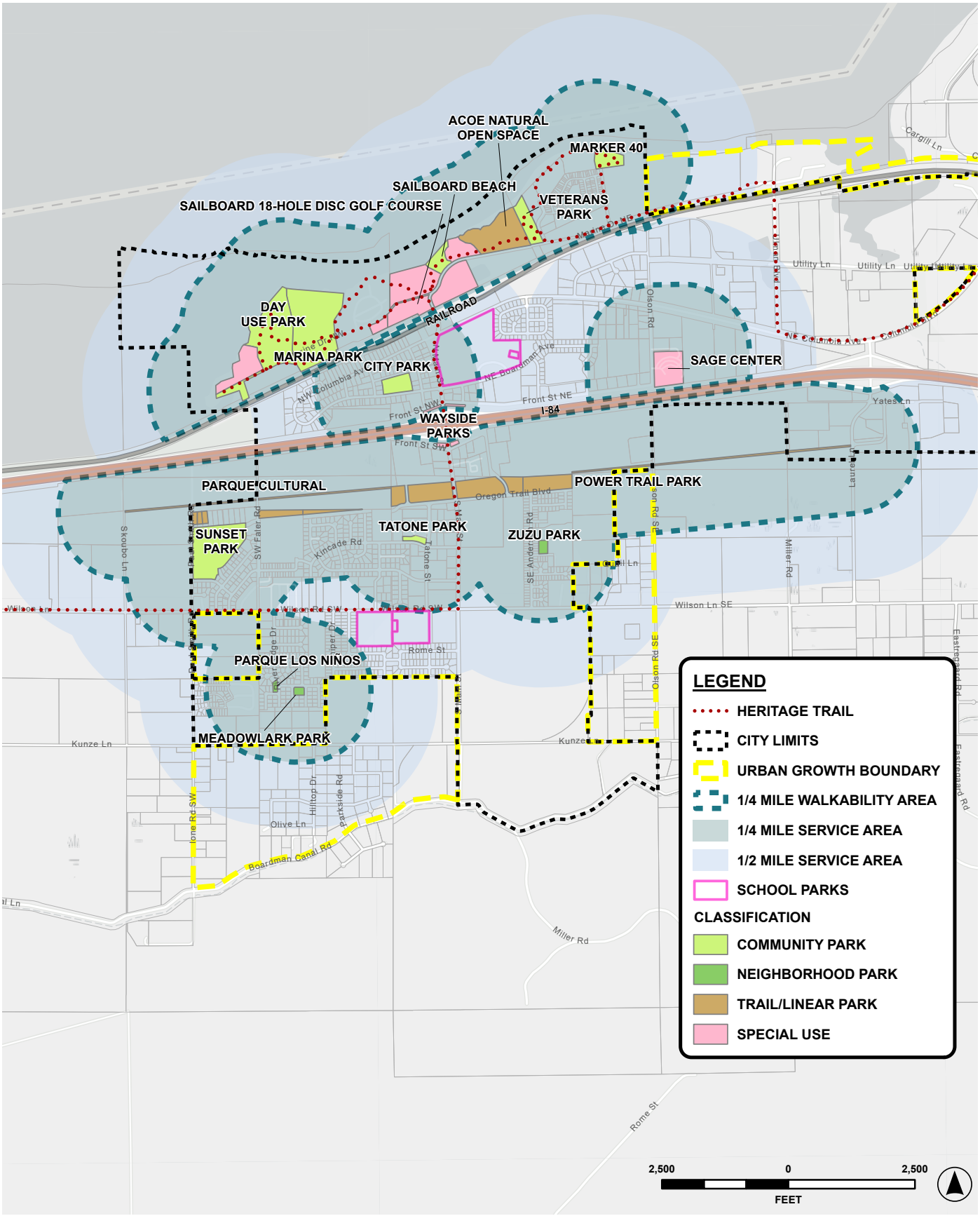
Even with substantial growth across both providers, several critical needs will remain beyond the 10-year horizon:

- Trail mileage remains at the low end of recommended 4–10 mile peer benchmark, particularly for fully off-street, multi-use paths and safe crossings of major barriers.
- Soccer fields remain the most significant unmet need, with demand exceeding supply even after the two planned fields at Sunset Park; full delivery depends on Sunset Park phasing and may extend beyond the 10-year horizon.
- Diamond field benchmarks may not be met within the planning period, as improvements also depend on Sunset Park development and funding.
- Indoor recreation space remains insufficient, even with planning for Recreation Center expansion, as limited court space and flexible rooms continue to create scheduling conflicts.
- Camping capacity remains strained by seasonal workforce housing and tourism, even with significant campground expansion.
- Youth recreation needs continue to grow, requiring additional investment in flexible indoor space, age-appropriate park amenities and year-round programming.
- Walkable park access gaps persist in south and northeast Boardman, particularly in multifamily, RV Park and manufactured-housing areas, where additional community-scale parks and new land acquisition will be required to fully address equity needs.

MOVING FORWARD

The Boardman Park Master Plan provides a coordinated roadmap to expand access, address system gaps, celebrate cultural identity, and guide thoughtful investment. By aligning efforts across two providers—and recognizing complementary contributions from the Port of Morrow—the plan strengthens the foundation for a safe, inclusive, and resilient park system that grows with the community.

Figure ES-2: LOS Mapping – Proposed Multi-Provider Facilities



01

INTRODUCTION AND PLANNING FOUNDATION

Parks and recreation are vital to Boardman's quality of life—supporting health, connecting neighbors, celebrating culture, and offering safe spaces to play, gather, and explore. As the city grows, its park system must evolve to remain a vibrant community asset. Chapter 1 introduces the plan's purpose and use, explains the dual-agency framework between the City of Boardman and the Boardman Park & Recreation District, and outlines the planning process, engagement strategy, and key catalysts that shaped the vision for parks and recreation in Boardman.

PURPOSE AND USE OF THE PLAN

The Boardman Park Master Plan is a long-range guide for enhancing and expanding Boardman's parks, trails, and recreational facilities. It translates community values into clear strategies for investment, programming, and stewardship. It sets out to do three things:

1. Understand community needs based on public input, population growth, and recreation trends.
2. Inventory existing parks and facilities to identify strengths, gaps, and areas for improvement.
3. Establish clear priorities and projects to guide investments, maintenance, and partnerships for both the City and the District.

This plan is intended to be a practical, working document—for use by City and District staff, community leaders, elected officials, and funding partners. While recommendations are informed by technical analysis, the document prioritizes readability and ease of use. Supporting data and background materials are provided in the appendices.

DUAL-AGENCY COORDINATION

Boardman is unique in that it is served by two recreation providers:

- The City of Boardman, which owns and maintains neighborhood parks and civic green spaces
- The Boardman Park & Recreation District, which manages community-scale parks, waterfront facilities, campgrounds, indoor and outdoor recreation

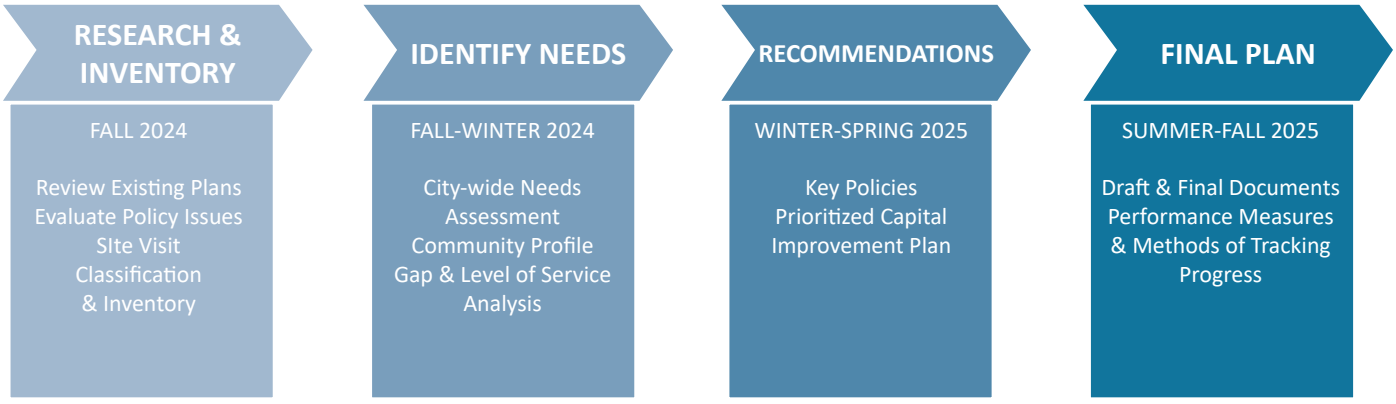
This master plan was developed collaboratively by both agencies and reflects shared goals while clarifying their respective roles. It identifies individual investment needs, responsibilities, and long-term priorities for each provider. A Public Advisory Committee (PAC), composed of local leaders and residents, supported coordination across agencies by guiding the planning process.

PLANNING PROCESS

Over fourteen months, the City of Boardman and the Boardman Park & Recreation District partnered with the community to develop the Boardman Park Master Plan. The process unfolded in four phases, combining public input, technical analysis, and inter-agency coordination to ensure the plan reflects local needs and priorities.

The first phase established a foundation by reviewing past planning documents, evaluating regulatory frameworks, and conducting site visits to assess existing parks and facilities. It also included a system-wide inventory and classification of assets, creating a baseline understanding of system strengths and challenges.

Figure 1-1: Planning Process



WHY THIS PLAN, AND WHY NOW?

This plan addresses both the community's aspirations for great parks and the operational and policy challenges that must be solved to achieve them.

Boardman's parks and recreation system is at a turning point. Rapid growth, shifting demographics, and a change in governance structure have created both urgent challenges and new opportunities. In this context, the Boardman Park Master Plan provides a shared vision to guide investment, improve access, and secure parks for future generations. The following catalysts explain why this plan is needed now and how it sets the stage for long-term success.

Navigating the Governance Transition

In 2025, the City and District formally transitioned to separate management of their respective parks. This change makes unified goals and coordinated strategies essential to ensure the system grows cohesively and serves the entire community.

Building a Foundation for Investment

Boardman currently lacks System Development Charges (SDCs) for parks, leaving no dedicated mechanism to fund growth-driven improvements. This plan lays the groundwork for an SDC program to ensure new development contributes to high-quality, accessible public spaces.

Defining Boardman's Regional Role

Boardman is both a residential community and a job center, positioned within a larger regional recreation system. This plan emphasizes local amenities that meet resident and workforce needs while complementing, not duplicating, nearby offerings.

Protecting Public Lands

Many City parks lack formal dedication and remain vulnerable to development, and several have already been lost, raising community alarm. Major District sites along the Columbia River also rely on leased land with uncertain futures. This plan calls for securing permanent public ownership to safeguard existing and future parks as lasting community assets.

Modernizing Parkland & Trail Dedication Standards

Boardman's parkland dedication standards are outdated, allowing small, encumbered sites without amenities or clear quality criteria; there are also no standards for securing trail corridors. This plan modernizes policies to prioritize usable parks, integrate trail corridors, and introduce funding tools for higher-quality spaces.

Addressing Growth and Service Gaps

Rapid population growth, a large commuter workforce, and rising demand are stretching the park system. This plan identifies gaps in facilities and amenities and outlines strategies to ensure future parks keep pace with community needs.

Celebrating Cultural Identity

Parks and public spaces are vital to honoring Boardman's heritage and diverse community. This plan emphasizes culturally inclusive amenities and gathering places that reflect local identity and strengthen connections across generations.

Aligning with Regional Needs

Boardman plays an important role in the regional recreation system as both a residential community and a job center. Rather than duplicating nearby offerings, the plan emphasizes local amenities and investment opportunities that serve Boardman's residents and workforce while complementing broader regional opportunities.

The second phase focused on identifying community needs, supported by a community profile, Level of Service and access gap analysis, and complementary studies such as a recreation tourism market assessment and an operations review.

The third phase translated findings into recommendations. System-wide and site-specific strategies were drafted, including the naming of City parks and a Park Planning Checklist to guide design and reinvestment. Recommendations were refined through agency coordination and additional community feedback.

The fourth and final phase compiled all elements into the completed Master Plan, confirming capital priorities, outlining a phased implementation strategy, and incorporating operational strategies to support long-term system sustainability and stewardship.

COMMUNITY ENGAGEMENT STRATEGY

The foundation of this plan is an inclusive and intentional engagement process. The City and District set out to meaningfully involve the community, creating opportunities for participation that reflected Boardman's full diversity. From youth to seniors, Spanish-speaking families, and long-time residents, hundreds of voices helped shape the plan through surveys, school outreach, focus groups, and public events. This communtiy engagement effort marked a step forward in building trust and broadening participation. A complete record of engagement activities is provided in Appendix A.

Public Advisory Committee (PAC)

The PAC met five times throughout the planning process to provide local leadership and community accountability. Committee members reviewed community input, guided outreach priorities, shaped plan goals, and helped evaluate and prioritize park improvements. Their involvement ensured that technical recommendations aligned with lived experience and community values.

Focus Groups

Community members were engaged in familiar, accessible settings through meetings, tabling events, and informal conversations. This flexible engagement approach reached educators, families, youth, seniors, service providers, and employees—ensuring input from voices less likely to attend formal meetings. Key groups included local schools, childcare providers, Boardman Foods, the Senior Center, the Recreation Center, the Chamber/ BCDA, neighborhood residents, public safety agencies, and on-site park users. Insights from these conversations directly shaped the needs assessment and priorities in this plan.

Surveys

Two bilingual surveys provided broad opportunities for input. The first gathered feedback on park use, barriers, and desired amenities. The second provided a platform for a Park Naming Competition, inviting residents to help name five City parks. (See Chapter 3 for selected park names).

Community Meetings

Two community meetings were hosted at City Hall as open houses, with Spanish facilitation provided to reflect the needs of Boardman's majority Spanish-speaking community. This less structured format allowed people to come and go, encouraged family participation, and included youth activities such as a "Design Your Dream Park" worksheet. The second meeting was planned as a playground event with ice cream to draw families, but weather moved it indoors while maintaining its focus on reviewing and prioritizing improvements for 14 park sites.

Engagement Highlights

470+
Stakeholder Engagements

5 PAC Meetings

2 Surveys

Youth Engagement

2 Community Meetings

Spanish Language Outreach

Youth Engagement

Young people played a meaningful role in shaping this plan. High school students participated in a focus group that inspired two community-wide competitions: a Park Naming Competition, and a High School Park Design Challenge, approved by City Council for future implementation at Zuzu Park. Elementary students contributed through a "Design Your Dream Park" activity at a community meeting and in local classrooms, while youth activity books at public events built early interest in park planning.

Staff and Site Visits

The consultant team worked closely with City and District staff to understand operational needs and system-wide challenges. Joint site visits were conducted at most park facilities to evaluate conditions and gather on-the-ground insight for the needs assessment and recommendations.

RELATIONSHIP TO OTHER PLANS & INTERIM REPORTS

This plan builds on a range of past and ongoing efforts that shape Boardman's recreational landscape. Local, county, regional, and statewide plans provide policy direction, identify needs, and guide coordinated investment. Some remain current, while others—such as the City's Comprehensive Plan—are undergoing timely updates that this plan complements. Both adopted and in-progress efforts were reviewed to identify opportunities for alignment. The following plans and studies were considered in preparing this Master Plan.

City & District Plans & Initiatives

- Boardman Park and Recreation District Master Plan (2012–2022)
- City of Boardman Comprehensive Plan – Goal 8: Recreational Needs (1991; update in progress)
- Boardman Transportation System Plan (update in progress)
- City of Boardman Housing Advisory Committee (in progress)
- Boardman Housing Capacity Analysis (in progress)
- Boardman Economic Opportunities Analysis—Draft Report (July 2025)
- Community & Economic Development Studies
- Boardman Hospitality and Tourism Needs Assessment (2023)
- Boardman Community Development Association Community Surveys (2023–2025)

County & Regional Plans

- Morrow County Parks Master Plan (2018–2038)
- Morrow County Comprehensive Plan – Goal 8 Recreational Element (2011)
- Morrow County Housing Strategies Summary (2019)
- Columbia River Heritage Trail Concept Plan (2000, update ongoing)
- Statewide Frameworks
- Oregon Statewide Comprehensive Outdoor Recreation Plan (2024–2029)

Interim Reports

In addition to these existing policy documents, two interim reports were developed specifically to inform this plan:

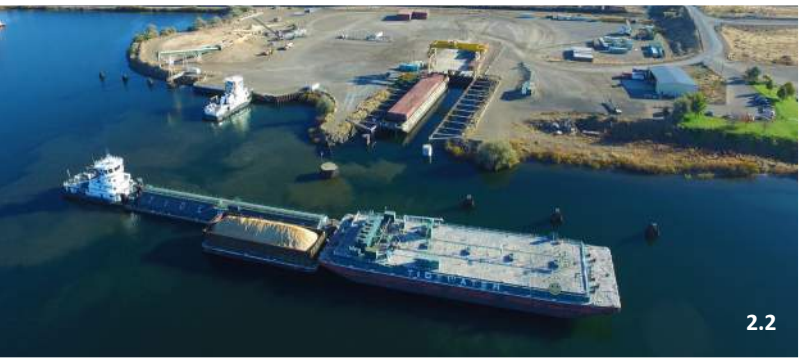
- **Market Assessment (Appendix D):** evaluating recreation demand, tourism, and regional positioning.
- **Operations Assessment (Appendix H):** examining staffing, maintenance, and operational capacity.

2.1

02

UNDERSTANDING BOARDMAN

Boardman's parks and recreation system serves a community that is dynamic, diverse, and regionally connected. Understanding who lives in Boardman, who works here, and who visits is key to knowing how the system is used today and how it must grow in the future. Chapter 2 presents a community and market profile highlighting demographics, workforce, and tourism. These insights—anchored by young families, a large regional workforce, and steady visitation—establish the foundation for the Needs Assessment and Recommendations, with detailed data in Appendix D.



2.2

2.3

A Working Landscape, Visibly Defined

Boardman's landscape is visibly defined by its infrastructure. Interstate 84, the Union Pacific Railroad, high-voltage transmission lines, and Columbia River barge access all run east–west, physically dividing the city while connecting it to regional and national markets. These corridors, combined with the circular green patterns of irrigated agriculture and the footprint of industrial campuses, shape Boardman's distinctive visual identity. The area's flat topography and open vistas further emphasize the scale and reach of these systems, highlighting the city's role as a key crossroads in Oregon's economic geography.

HISTORICAL OVERVIEW

Boardman sits in northeastern Oregon along the Columbia River and is the largest town in Morrow County. Its strategic location—where Interstate 84, the Union Pacific Railroad, and a navigable waterway converge—has long supported agriculture, trade, and industry. The region's semi-arid climate brings hot summers, strong winds, and low rainfall. Surroundings include irrigated farmland, open rangeland, and riparian corridors.

The area was first home to the Cayuse, Umatilla, and Walla Walla peoples, who relied on the Columbia for food, trade, and travel. White settlers arrived by the mid-1800s under the Oregon Donation Land Claim Act of 1850, homesteading with small-scale irrigation. Among the most influential was Samuel H. Boardman, who came in 1903 and later became Oregon's first full-time State Parks Superintendent. Known for planting trees and creating scenic roadside rest stops—two still visible in Veterans Park and Wayside Park—he is also honored through the Samuel H. Boardman State Scenic Corridor, located on the southern Oregon coast.

The community's early development was tied to irrigation. C.G. Blayden built the first permanent homestead in 1915, and the town was platted in 1916 after water from the West Extension Main Canal arrived. Boardman incorporated in 1921 but shifted twice: in 1952 with the realignment of U.S. Highway 30 (now I-84), and again in the mid-1960s when Lake Umatilla, created by the John Day Dam, submerged the original townsite. By 1964 the community was rebuilt on higher ground, with remnants of the old town still visible at low water off the shore of Day Use Park.

Boardman's role grew with mid-20th century infrastructure. The McNary Dam (1957) and John Day Dam (1971) brought hydropower and year-round navigation, while center-pivot irrigation in the late 1960s transformed the region into one of Oregon's most productive agricultural areas, marked by the circular fields that define the landscape (see *A Working Landscape, Visibly Defined*). Established in 1959, the Port of Morrow capitalized on these assets and has since become central to Boardman's industrial economy and regional significance (see *The Port of Morrow – A Regional Powerhouse*).

WHO LIVE IN BOARDMAN

Boardman is one of Oregon's fastest-growing small cities, with **5,749 residents** in 2024—nearly 80 percent growth since 2010. Families and youth define the city: nearly 40 percent of residents are under age 20, while older adults remain a smaller but growing share, pointing toward a more multi-generational future.

The community is highly diverse, with **two-thirds of residents identifying as Hispanic or Latino and Spanish spoken in most households**. Larger, often multi-generational households are common, but **incomes are generally lower than state averages**, with many families living below poverty thresholds. **Rapid housing construction** has added single-family and multifamily units, yet affordability and availability remain challenges.

Transportation, health, and access also shape recreation needs. Most households rely on personal vehicles, internet access is uneven, and county health data show higher rates of obesity and inactivity. Together these factors highlight the importance of affordable, close-to-home recreation opportunities.

The Port of Morrow – A Regional Powerhouse

- Established 1959; Oregon's second-largest port
- Supports ~6,700 permanent jobs
- Moves $2.5+ billion in goods annually across food processing, energy, transport, and data centers
- Generates ~8,200 construction jobs each year through ongoing projects
- Three local campuses: Boardman Industrial Park (within UGB), Airport Industrial Park, and East Beach Industrial Park.
- Provides one of Oregon's largest blocks of industrial land, reinforcing Boardman's role as a regional employment hub

WHO WORK IN BOARDMAN

Boardman functions as a regional job hub, supporting about **3,500 jobs** but with **fewer than one in five held by residents**. Most positions are filled by in-commuters from Hermiston, Umatilla, and Irrigon, while **one-third of residents travel elsewhere for work**. Employment is dominated by food processing, manufacturing, transportation, and logistics, all tied closely to the Port of Morrow's industrial campuses.

A large temporary workforce also shapes local demand. Seasonal crews and contractors, along with ongoing data center development, bring thousands of workers who often rely on hotels and RV parks already at capacity. Workforce-related stays dominate local lodging, adding steady weekday use of parks and trails. Looking ahead, a 1,200-acre data center campus west of Tower Road is expected to employ more than 500 permanent staff and sustain construction jobs for nearly a decade, intensifying pressure on housing, lodging, and recreation.

WHO VISITS BOARDMAN

Boardman attracts a mix of local, regional, and extended visitors through its riverfront, trails, festivals, and community facilities. Most arrive by car, consistent with statewide “drive-to” tourism patterns. The 30-minute market includes nearby towns with lower incomes and a preference for affordable, family-oriented amenities. The 60-minute market reaches into Pendleton and the Tri-Cities, representing higher incomes and demand for day trips and events. The 120-minute market extends to The Dalles and Yakima, supporting weekend camping and destination recreation.

Participation patterns reflect strong demand for **outdoor and family-based activities** such as walking, swimming, hiking, camping, and attending cultural events. Seasonal peaks in summer and fall drive especially high use, while agritourism and festivals remain key motivators. Boardman’s amenities already align well with these trends: the Marina and RV Park reach capacity during peak season, Sailboard Beach serves as a regional disc golf destination, and the trail system, recreation center, and SAGE Center attract thousands of additional visits each year.

Looking ahead, Boardman is **strategically positioned for continued recreation and tourism growth**. Its Columbia River shoreline, beaches, and trails match top statewide interests like walking, nature observation, and water access. Direct access along I-84 and the Columbia River corridor ensures visibility and convenience for both day trips

Demographic Summary

5,749 residents (2024) +78% since 2010 — fastest growth in the region

78%

67% Hispanic/Latino
63% of households speak Spanish

67%

71% drive alone to work; only 5% walk or bike

71% 5%

18% of households lack internet

18%

3.2 average people per household with 4 the most common

3.2

37% under age 20
13% over age 60

37% 13%

1 in 3 households under $40k
Over half below 200% of poverty line

33% < $40K

16% < $25K

+50%

and extended stays. Undeveloped public lands near neighborhoods provide rare opportunities for integrated park and trail expansion, while consistent demand from the local workforce adds steady weekday use.

The City also benefits from cultural and event-based appeal. The Harvest Festival, Indigenous history, and agricultural heritage align closely with regional tourism priorities of outdoor recreation, agritourism, and cultural storytelling. Emerging markets such as sports tourism, "tournacations"—youth or amateur sports tournaments paired with family vacations, and "bleisure" travel—business trips are extended to include personal or family leisure time, create new opportunities for Boardman to host tournaments and extended visits that combine recreation, family activities, and regional attractions. Together, these factors establish a strong foundation for Boardman's future as a recreation destination.

What Visitors Say About Boardman's Signature Assets

Sailboard Beach Disc Golf Course – "Absolutely one of the best courses in the region. Great layout and beautiful views." (UDisc avg **3.9 out of 5 stars** from 300+ reviews)

Boardman Marina & RV Campground – "Peaceful spot right on the river. Clean sites and great walking trails."

Columbia River Heritage Trail – "A hidden gem. Perfect for a morning jog or sunset walk."

Based on online user reviews from travel and recreation platforms (TripAdvisor, Yelp, UDisc)

Demographic Summary (continued)

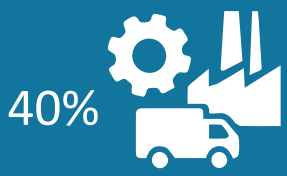
Tourism Market

30-min zone: 47,000 residents
60-min zone: 352,000 residents
120-min zone: 858,000 residents

Workforce

Sustains thousands of construction jobs a day

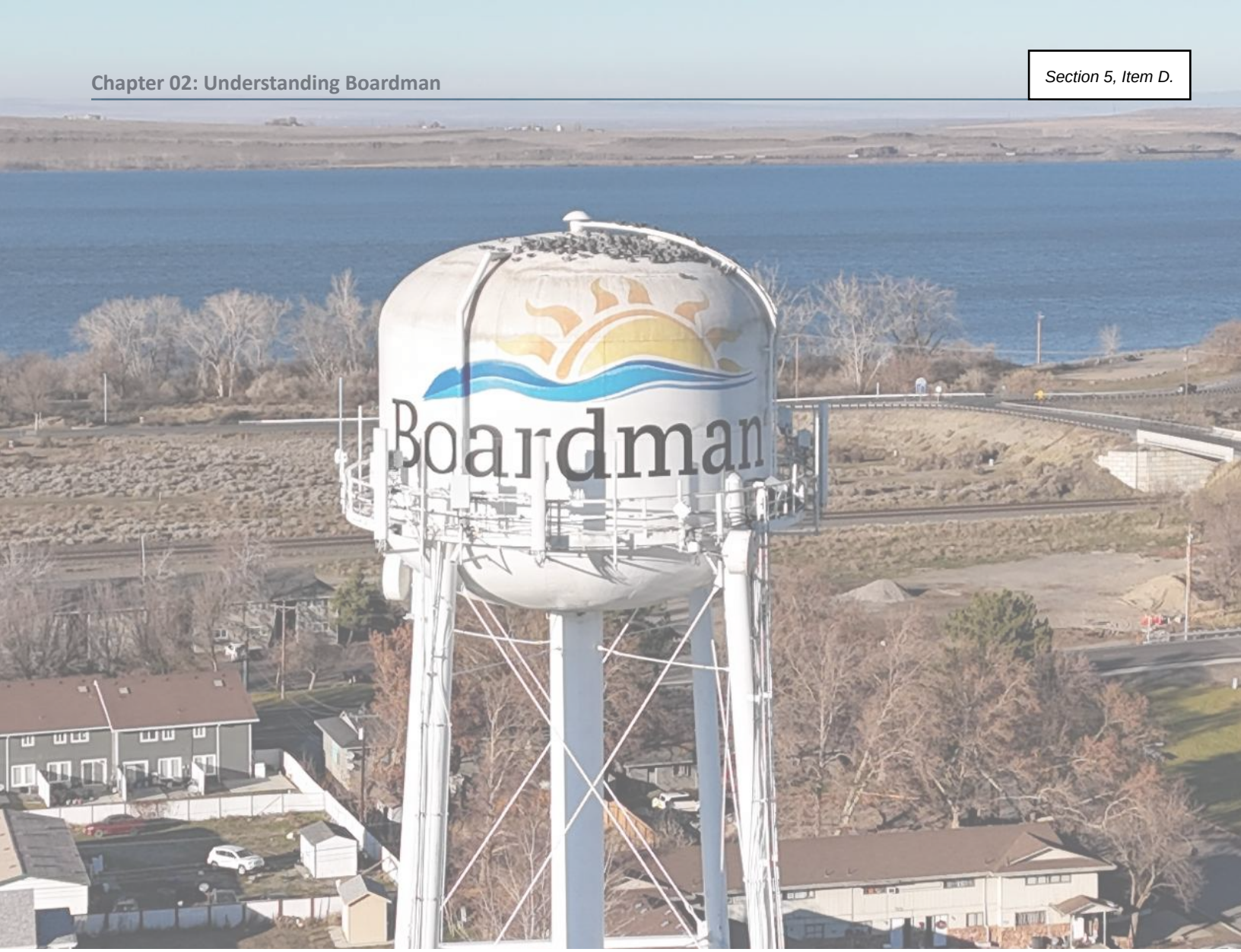
40% of jobs in manufacturing/ food processing



3,500 jobs in Boardman
Fewer than 20% held by residents

About 1/3 of Boardman residents commute out for work

85% of hotel stays are workforce; Lodging accommodations are often at capacity during workweek



BOARDMAN'S POSITION IN THE REGION

Compared to nearby cities like Hermiston, Pendleton, and Umatilla, Boardman has clear advantages—and areas for growth.

- **Distinct Strengths:** Columbia River frontage with beaches, marina, RV park, and trail system; strong highway visibility; undeveloped public land that provides room for expansion; consistent weekday demand from workforce use.
- **Emerging Assets:** Event infrastructure (mobile stage), cultural interpretation opportunities, signature play opportunities, and growing tournament potential.
- **Key Gaps:** Hermiston leads in sports complexes, Pendleton in cultural heritage and large-scale events. Boardman's play features, cultural venues, and event facilities remain limited compared with peers.
- **Opportunity:** By investing in sports fields, cultural amenities, and signature recreation features, Boardman can leverage its riverfront advantage and workforce-driven demand to become a regional hub.

COMMUNITY INSIGHTS: IMPLICATIONS FOR PARKS AND RECREATION

Understanding who lives, works, and visits in Boardman reveals the forces shaping recreation demand today and into the future. Residents bring the needs of a young, multi-generational, and culturally diverse community. A large commuting and temporary workforce expands weekday demand and requires access outside traditional hours. Visitors contribute seasonal and event-driven use, while competing for limited lodging with workers. Together, these dynamics create unique pressures and opportunities for Boardman's park system. The following implications summarize how these factors translate into recreation needs and priorities.

Residents

- **Provide family- and multi-generational spaces** including play areas for all ages, teen gathering spaces, and senior-friendly walking loops.
- Ensure parks are c**ulturally relevant and welcoming** to Boardman's predominantly Hispanic community, with bilingual signage and inclusive programming.
- Prioritize **free or low-cost recreation** options to address income barriers.
- Apply **universal design and ADA standards**, given that more than one-quarter of households include a person with a disability.
- Create **shaded, sheltered, and climate-resilient facilities** to offset extreme heat, dust, and wind.
- Expand neighborhood parks **near new housing**, particularly multifamily and manufactured housing, to serve residents without large yards.
- Address car dependence by **improving safe walking and biking access**, especially for youth, seniors, and low-income residents.

Workforce

- Plan for a **weekday service population much larger than the residential base**, reflecting in-commuters and temporary workers.
- Expand amenities near Port campuses, hotels, and RV parks to **serve employees and contractors** during breaks, after shifts and mid-week stays.
- Provide **lighting and extended hours** to support shift workers with nontraditional schedules.
- Anticipate surges in demand from construction crews and rotating data center workers, whose presence inflates weekday park use.
- Recognize that **heavy weekday hotel/RV occupancy** by the workforce reduces leisure lodging capacity, but sustains demand for parks evenings and weekends.

Visitor

- Strengthen Boardman's role as a **regional hub** by enhancing waterfront, trail, and event-based amenities.
- **Expand camping and RV capacity** to meet weekend tourism demand and relieve pressure from workforce occupancy.
- Invest in **sports fields and tournament facilities** to capture "tournacation" and sports-tourism markets.
- Incorporate **cultural and heritage programming** to showcase Boardman's unique identity and stand out from peer destinations.
- Manage seasonal peaks (summer water use, fall harvest/hunting) with **flexible facilities and year-round usability.**
- **Expand parking, trailheads, and boat launch capacity** to handle car-based visitors.
- Design **programming** that accommodates both weekday workforce users and weekend tourists, recognizing the split demand pattern.

03

EXISTING PARKS & RECREATION SYSTEM

Parks, trails, and recreation facilities are central to life in Boardman—places where children play, families gather, athletes compete, and neighbors celebrate. From riverfront parks and neighborhood greens to indoor recreation and special-use sites, these spaces shape community identity and visitor experience. Chapter 3 takes stock of what Boardman has today, outlining the roles of the City and District and introducing the park classification framework that organizes facilities and programs across the system.

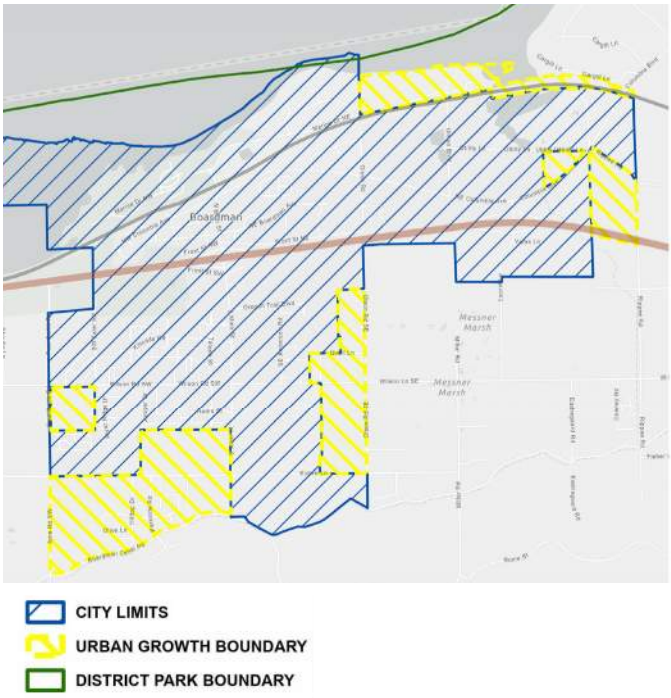
OVERVIEW OF RECREATION PROVIDERS

The City of Boardman and the Boardman Park & Recreation District share responsibility for delivering the public parks and recreation system covered in this plan, but each plays a distinct role in governance and operations.

City of Boardman

The City owns and maintains a mix of neighborhood parks, community parks, and civic green spaces within the Urban Growth Boundary (UGB). These range from small residential parks to larger community-scale facilities with sports fields and multi-use amenities. The City also manages planning and development for newly dedicated parkland, with future growth tied to anticipated UGB expansion.

Figure 3-1: City of Boardman & UGB Boundary



Boardman Park & Recreation District

Established in 1967, the District is a special service district with its own taxing authority. Its portfolio includes a series of connected waterfront parks, the RV Park & Campground, the Boardman Pool & Recreation Center, and the primary off-street multi-use trail segment in Boardman. The trail links the District's waterfront parks into a continuous recreation corridor that provides the community's most extensive multi-use experience. While the District's taxing boundary extends beyond the city limits, all current assets are within the City's UGB. All District waterfront parks are located on leased land, with the Recreation Center as the only facility on District-owned property.

Until 2025, the District maintained some City-owned parks under an operations agreement. Today, each agency manages its own facilities while coordinating on capital projects, programming, and long-range planning.

Figure 3-2: Boardman Park & Recreation District Boundary

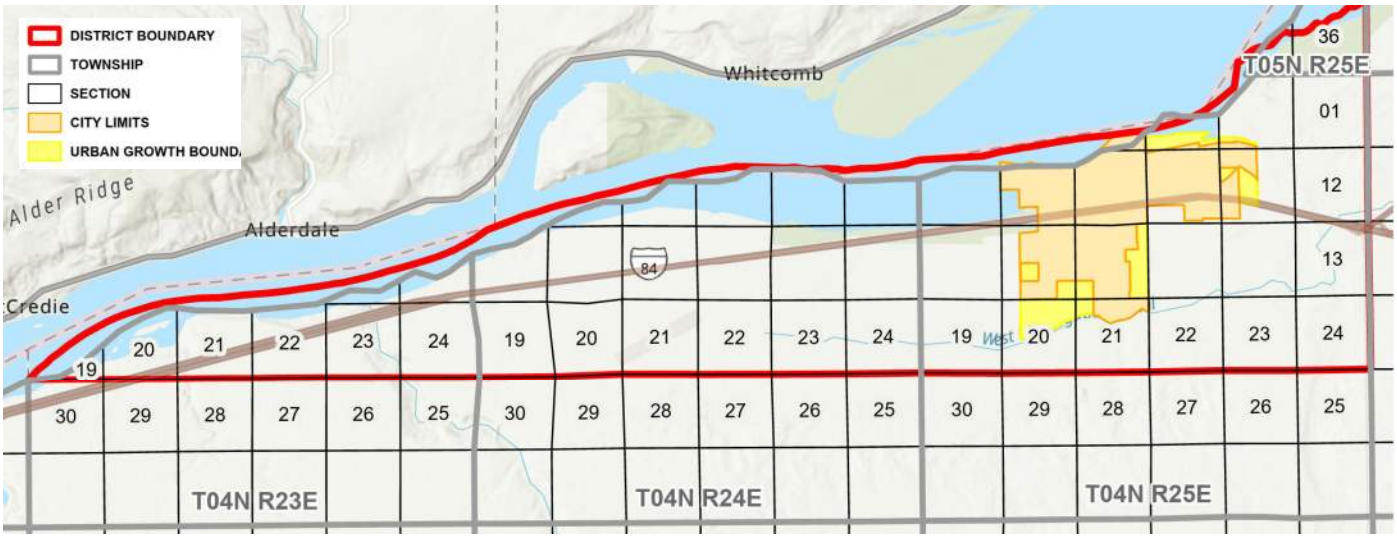


Table 3-1: Park Classification

	Classification	Typical Size	Service Area	Primary Function
	Pocket Park (Mini Park)	< 1 acre	Immediate Area	Very small sites for nearby residents, often with benches, shade trees, picnic tables, or a small pla feature. Provide informal gathering spots in built- out areas or where larger parks are not feasible.
	Neighborhood Park	1–5 acres	¼ to ½ mile	Easily accessible parks for surrounding residents, typically with playgrounds, open lawns, shaded seating, and small sports courts. Support frequer informal, active and passive recreation.
	Community Park	4–50 acres	1–3 miles	Multi-neighborhood parks with sports fields, eve spaces, restrooms, picnic shelters, and parking. Serve as central hubs for recreation, cultural events, and community gatherings, often linked t trails or natural features.
	Special Use Facility	Varies	Local to Regional	Sites for specific recreation or operational purposes, such as aquatic centers, skate parks, golf courses, campgrounds, or recreation centers May stand alone or are part of larger park sites, attracting local and regional users.
	Trail / Linear Park	Varies (length)	Community / Regional	Corridors for walking, running, cycling, and other non-motorized travel, linking neighborhoods, par schools, and destinations. Support recreation and active transportation, often following rivers, streets, or utility easements.
	Open Space / Natural Area	Varies	Connective	Undeveloped or minimally improved land preserved for scenic, ecological, or passive recreation. May include vegetation, wetlands, riparian corridors, or buffer zones, enhancing environmental resilience and habitat.

Note: The Park Blocks corridor is classified as a linear park due to its planned future role as a greenway, despite its patchwork ownership and undeveloped status. These adaptations ensure the classification system reflects local needs, site context, and functional value.

3.2

CLASSIFICATION OF PARK AND RECREATION ASSETS

The City of Boardman and the Boardman Park & Recreation District classify parks to distinguish them by their purpose and function. Classifications consider characteristics such as size, service area, and types of amenities, helping guide decisions about development, programming, and maintenance. This classification system has been adapted to reflect Boardman's unique mix of small neighborhood sites, community-scale parks, and large waterfront facilities.

In addition to classification, each site is assigned a development status that reflects its current level of improvement:

- **Developed:** Parks with amenities such as play areas, courts, shelters, or restrooms, consistent with their intended function and use.
- **Maintained Open Greenspace:** Actively maintained sites (e.g., mowed, irrigated) but lack built infrastructure, often serving as turf areas or early-phase parks.
- **Undeveloped:** Sites without improvements, reserved for future recreation, preservation, or major investment.

Using both systems together provides a more accurate and actionable picture of the park system by distinguishing between a site's intended role and its current condition. For example:

- **Zuzu Park is a** *Neighborhood Park*, but its status is Maintained Open Greenspace due to the absence of built features.
- **Sunset Park** is intended as a *Community Park* but remains Undeveloped at this time.
- The **Wayside Parks** are *Special Use Facilities* that are Developed rest areas along I-84.

New Park Names

Select parks were renamed as part of a community naming competition. New park names have been incorporated into this plan.

Former Name / Location	New Name
River Ridge Subdivision Parks	Parque Los Niños
	Meadowlark Park
	Pájaro Azul Park
BPA Corridor (West) BPA Corridor (East)	Parque Cultural Power Trail Park
City Hall Park	Tatone Park
Hillview Subdivision	Sunset Park

Other playful suggestions included Boardman Sprout Park, Little Columbia Playland, Riverbend Romp, Happy Trails Park, and Kiddie Cove. Though not adopted, they may inspire future features like splash pads, play areas, or trails.

CITY OF BOARDMAN FACILITY INVENTORY

The City of Boardman owns eleven park sites totaling just over 50 acres. About 12.7 are developed with recreational amenities, while the remainder are maintained as open greenspace or undeveloped. Park names in this inventory reflect the updated names adopted by the City in September 2025. Some parks were referred to by different names during this planning process.

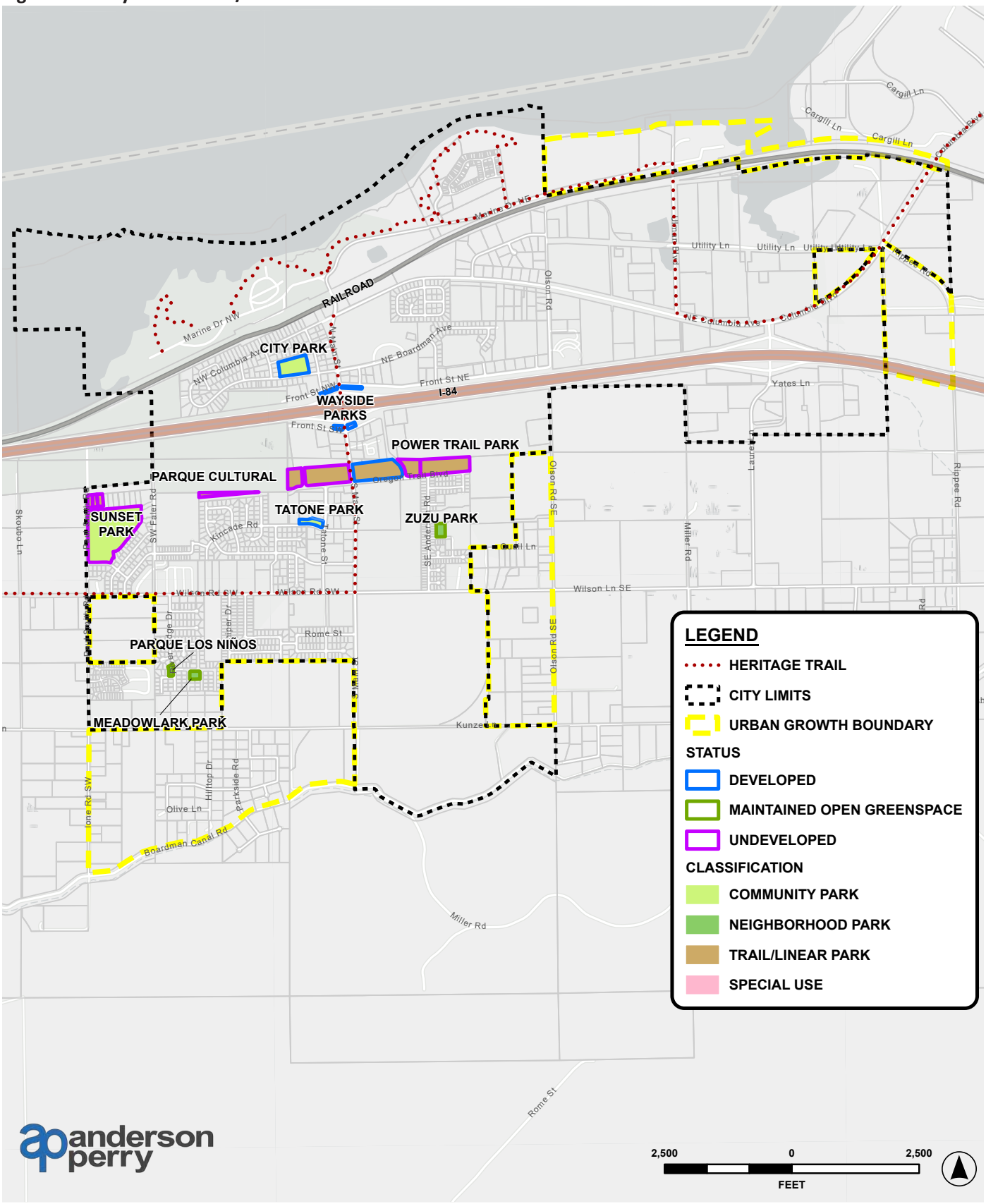
Table 3-2: City-Owned and/or Maintained Recreational Assets

Park Name	Ownership / Management	Classification	Status	Size (Acres) / Length
Tatone Park	City / City	Community Park	Developed	1.12
City Park	City / City	Community Park	Developed	4.20
Sunset Park	City / City	Community Park	Undeveloped	19.60
Parque Cultural (West) Power Trail Park (East)	City / City	Linear Park / Trail	Developed Undeveloped	7.41* 14.74
Parque Los Niños	City / City	Pocket Park	Maintained Open Space	0.46
Meadowlark Park	City / City	Pocket Park	Maintained Open Space	0.72
Zuzu Park	City / City	Neighborhood Park	Maintained Open Space	1.06
Wayside Park – Eastbound (SE)	City / City	Special Use – Visitor-Oriented	Developed	0.31
Wayside Park – Eastbound (SW)	City / City	Special Use – Visitor-Oriented	Developed	0.32
Wayside Park – Westbound (NE)	City / City	Special Use – Visitor-Oriented	Developed	0.35
Wayside Park – Westbound (NW)	City / City	Special Use – Visitor-Oriented	Developed	0.33
Off-street Trails	City/City	Trail	Developed	.17 miles*
Columbia River Heritage Trail (shared roadway/on street	City/Morrow County	Trail	Developed	5.6 miles**
Summary				
Developed Acreage (Park Assets)				**14.05 acres**
Maintained Open Space Acreage				**2.23 acres**
Undeveloped Acreage				**34.34 acres**
Total Acreage (all assets)				**50.63 acres**
Total Trails (off street only)				**.17 miles**

** Note: 7.41 acres of Park Blocks classified as developed reflects the imminent installation of a dog park east of Main Street. City-Managed Trails total reflects 0.17 miles of trail to be constructed in the Park Blocks, counted as "existing" in the inventory table to reflect imminent completion.*

***Note: on-street trails provided for informational purposes only; not included in LOS metrics*

Figure 3-3: City-Owned and/or Maintained Assets



Community Parks

Tatone Park (formerly City Hall Park)

Tatone Park sits at the corner of Kinkade Road and Tatone Street SW, adjacent to City Hall and the Field House. It serves roughly 173 nearby homes south and east of City Hall. The park includes the "Little Tots Community Playground" with swings, a spinner, and a play structure on rubber mulch, along with two picnic shelters, benches, open lawn, basketball court and several small trees. Parking and a seasonal restroom are shared with the Field House and the City also maintains the public restrooms attached to the building.

City Park

City Park is located between Boardman Avenue NW and W Park Avenue in northwest Boardman and serves a dense residential neighborhood of approximately 132 homes. The park includes a lighted basketball court, playground with swings and a play structure on rubber chip surfacing, and a covered picnic shelter with water and electrical service. The western half of the site contains two grass baseball fields with limited seating along the north edge. South of the fields, an open lawn supports youth soccer and informal pickup games. Mature trees provide shade throughout the park. Restrooms with adjacent parking are available along W Park Avenue. A new splash pad is planned for the site (see Chapter 8 for related recommendations). Riverside High School, just east of the site, offers additional recreation within walking distance.

Sunset Park (formerly Hillview Subdivision)

Sunset Park is an undeveloped community park in southwest Boardman, located just south of the BPA power line corridor with access from Faler Road and Paul Smith Road (closed north of Wilson Road). Positioned at the western edge of the Urban Growth Boundary, it will serve existing neighbhorhoods north of Wilson Road, including Wilson Road Mobil Home Park, the Chaparral neighborhood—a newer development—and future westward growth as the UGB expands. The site, deeded to the City by Morrow County with a public use restriction, is currently covered in sagebrush, open in character, and crossed by informal dirt roads and paths. Planned transportation improvements include extending Oregon Trail Boulevard along the park's northern edge, and its location offers a convenient link to the BPA corridor. Possible wetlands may present site constraints.

Neighborhood Parks

Zuzu Park

Zuzu Park is in southeast Boardman within the Sunridge Terrace subdivision, adjacent to the Bailey Park development. It serves about 135 homes, with more households expected as Bailey Park builds out; Sunridge Terrace is primarily manufactured housing, while Bailey Park includes a mix of manufactured and stick-built homes. The park is accessed from Zuzu Street, a dead-end local street, and consists of irrigated open lawn sloping toward the roadway with mature deciduous trees along the west edge. Amenities are limited to a dog waste station, and parking is on-street. The park area has the potential to connect to the Bonneville Power Administration (BPA) easement corridor, a future trail alignment, via Andersen Road and the planned Art Kegler Boulevard extension. However, existing sidewalk infrastructure—including curb ramps and crosswalks—requires improvement to provide safe and accessible pedestrian connections.

Parque Los Niños (Formerly River Ridge Park #1)

Parque Los Niños is in southwest Boardman at the northwest corner of River Ridge Drive and SW Goldfinch Lane. The park serves about 142 homes, with the service area expected to expand as subdivision phases are completed. The flat, rectangular parcel consists of irrigated turf with a shallow stormwater basin occupying much of the site and a grass-lined swale separating the sidewalk from the street. The site has no amenities, trees, or landscaping, though sidewalks and on-street parking are provided along the south and east frontages.

Meadowlark Park (Formerly River Ridge Park #2)

Meadowlark Park is a half a block east of Parque Los Niños along SW Goldfinch Lane, and shares the same 142 home service area. The gently sloping site is maintained with irrigated turf and includes a shallow stormwater basin near the street frontage with a grass-lined swale between sidewalk and roadway. It lacks amenities, trees, or landscaping, though sidewalks and on-street parking are available along its west, north and east edges

Special Use Facilities

Wayside Parks

These include four small green spaces at each quadrant of the I-84 interchange, divided into Eastbound and Westbound sites and further split east-west by Main Street. They serve as gateways and convenient roadside stops for interstate travelers. Each site provides picnic tables, a pet waste station, and shaded lawn with mature trees. The Westbound Wayside Parks, along Front Street NW, feature gravel parking designated for truck use, with upgrades to the northeast quadrant planned with 2026 street projects. The Eastbound Wayside Parks, along Front Street SW, include the historic Wayside Gazebo and a memorial boulder. The southeast park has wayfinding signage, including a "Welcome to Boardman" sign, seasonal displays, and a newly improved parking lot with ADA stalls and designated 72-hour truck parking. Improvements to the southwest quadrant are planned for Fall 2025 as part of street projects.

Linear Park / Trail Corridor

Parque Cultural (West) & Power Trail Park (East) (formerly Park Blocks)

This developing linear park and trail corridor follows the Bonneville Power Authority transmission lines south of I-84 between Skoubo Lane and Laurel Lane. Main Street divides the corridor into two sections. Parque Cultural extends west, and Power Trail Park extends east. The City owns 22.15 acres of dispersed parcels, with 7.41 acres classified as "developed" to reflect the imminent installation of a relocated dog park and a .17-mile trail segment east of Main Street. The dog park will provide fenced off-leash areas, agility equipment, shaded seating, an asphalt parking area, and restrooms. Additional parcels are expected through subdivision dedications, including Chaparral and Bailey Park. Most of the corridor remains unimproved open space with sagebrush, informal walking, and dirt-bike paths. Its south edge is bordered by neighborhoods, vacant land, and the City's civic center, while the north edge adjoins industrial campuses (e.g. Amazon), commercial areas near the I-84 interchange, and public land.

City-Managed Trails

A planned 0.17-mile paved trail segment within the dog park area of the Park Blocks is planned for near-term construction and is listed in the inventory as "existing" trail to reflect its imminent installation. This trail section will be the first link in a future continuous east–west corridor connecting multiple parks, neighborhoods and civic sites. In addition, the Columbia River Heritage Trail runs through Boardman

on about 5.6 miles of shared roadway and sidewalks maintained by the City. This county-managed route hosts interpretive signage, seating and a drinking fountain, and is described in greater detailed in Chapter 4.

Other Assets

Beyond its formal parks, the City supports several popular recreation amenities on properties not formally dedicated as parkland, including a soccer field, skate park, and splash pad. These facilities have provided meaningful access to recreation for the community but are now impacted by planned private development. The splash pad will be decommissioned, and the skate park and soccer field remain in use only until the properties are sold. Relocating these amenities is a key consideration of this plan.

The City also anticipates future park dedications in the River Ridge subdivision (1 or 2 parks) and BPA corridor for the Chaparral and Bailey Park subdivisions. While not yet included in the formal inventory, these sites represent important opportunities to expand park access as Boardman grows.

BOARDMAN PARK AND RECREATION DISTRICT FACILITY INVENTORY

The Boardman Park & Recreation District manages over 132 acres of parkland and recreational facilities within the Urban Growth Boundary. Only about 9.7 acres remain undeveloped.

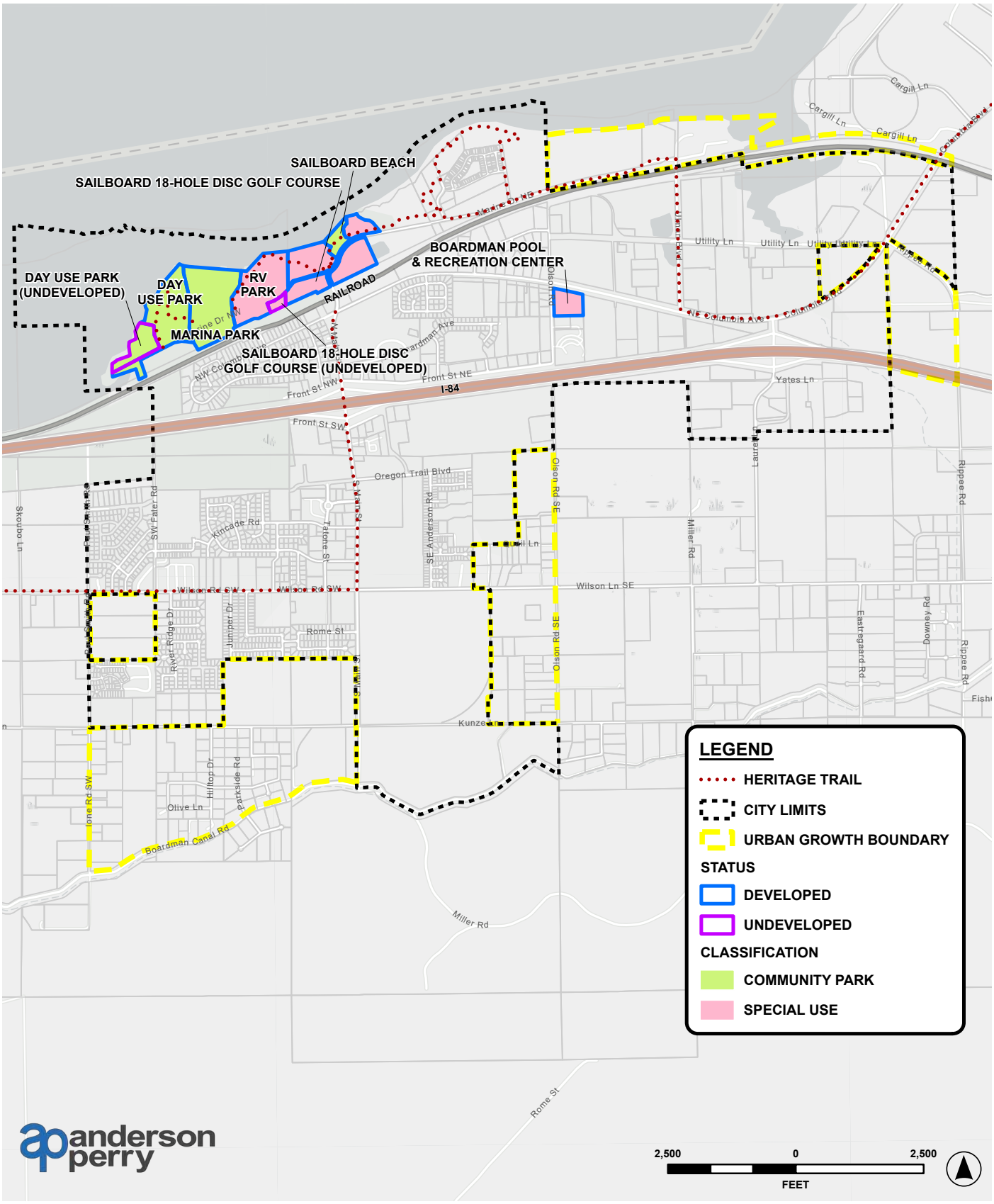
Table 3-3: District-Owned and Maintained Assets

Park Name	Ownership / Management	Classification	Status	Size (Acres) / Length
Day Use Park	District / District	Community Park	Developed Undeveloped	25.11 8.04
Marina Park	District / District	Community Park	Developed	26.21
Sailboard Beach	District / District	Community Park	Developed	4.02
Sailboard Beach Disc Golf Course	District / District	Special Use – Recreation	Developed Undeveloped	32.99 1.60
RV Park & Campground	District / District	Special Use – Fee-Based	Developed	28.21
Boardman Pool & Recreation Center	District / District	Special Use – Fee-Based Indoor Facility	Developed	6.27
Off-street Trails	District / District	Trail	Developed	2.19 Miles

Summary	
Developed Acreage	**88.33 acres**
Undeveloped Acreage	**9.65 acres**
Special Use (Visitor Oriented / Fee-based) Acreage	**34.48 acres**
Total Acreage (all assets)	**132.46 acres**
Total Trails (off street only)	**2.19 miles**

** Note: The District's portfolio includes both general parks and special use facilities such as the Boardman Pool & Recreation Center and RV Park & Campground. These are maintained and inventoried here for completeness; their treatment in Level of Service (LOS) analysis is discussed later in this plan.*

Figure 3-4: District-Owned and/or Maintained Assets



Community Parks

Day Use Park

Day Use Park is a major community destination offering open green space, one softball fields, one baseball fields, a basketball/ volleyball court, a playground, sand volleyball, horseshoe pits, and a designated swimming area. Amenities include the riverside Pettigrew Sunset Gazebo, a large picnic shelter, smaller shelters, paved paths, a restroom, and a cultural display honoring Indigenous heritage. The park adjoins the submerged town site of “Old Boardman” near Hidden Gem Beach and retains over seven acres of wooded land on its western edge, combining active recreation areas with natural shoreline. Its setting supports community events, informal gatherings, and regional tourism, making it a central recreation hub.

Marina Park

Marina Park is Boardman’s primary waterfront access site. It includes a two-lane boat launch with boarding dock, three boat docks, a pump-out and dump station, fish cleaning station, and trailer parking. The site provides boating and fishing access to the Columbia River and links to the waterfront trail. It also functions as an event venue, hosting fishing competitions and other activities that draw regional visitors.

Sailboard Beach

Sailboard Beach offers direct river access for residents and visitors, with a sandy beach, stone parking area, the first tee of the Boardman Disc Golf Course, and a segment of the riverfront trail. The beach supports picnicking, relaxation, and water play, often serving as an alternative when other swim or launch sites are crowded. Streambank erosion is visible, caused by both natural river processes and concentrated foot traffic.

Special Use Facilities

Sailboard Beach Disc Golf Course

Integrated into the Sailboard Beach area, this free 18-hole course was designed with input from professional disc golfer Eric McCabe. It combines open and wooded holes of varied length, offering scenic views and a moderate challenge for all skill levels. Amenities include tee pads, baskets, and wayfinding signage. The course has hosted PDGA-sanctioned events such as the 2022 Boardman Open and 2025 Battle at the Beach, contributing to its regional draw and strong community ratings for the course's design and setting.

RV Park & Campground

The District's waterfront RV Park & Campground provides 63 full-hookup RV sites, six overflow sites with electrical and water service, and four tent sites for rent on the weekends. Amenities include restrooms, showers, laundry, fire rings, picnic tables, a playground, and direct trail access. Serving about 20,000 annual visitors, the campground accommodates tourists, traveling recreationists, and temporary workers.

Boardman Pool & Recreation Center

Located in northwest Boardman at Columbia Avenue NE and Olson Road, the 43,000-square-foot Pool & Recreation Center anchors a civic hub with the SAGE Center, Blue Mountain Community College, and two daycare centers. It features a four-lane lap pool, two basketball courts, a 25-foot climbing wall, aerobics and weight rooms, and multipurpose spaces for classes, programs, tournaments, and rentals. The center is the community's primary year-round indoor recreation hub, serving residents as well as the commuting and temporary workforce through structured programs for all ages, drop-in use, and 2135 memberships at time of printing, reflecting its role as an accessible fitness and recreation option beyond the residential community.

3.6

Trail/Linear Park

Boardman Waterfront Trail (Heritage Trail Spur)

The District maintains approximately 2.2 miles of 8-foot-wide, paved, non-motorized trail along the Columbia River shoreline, extending from Marker 40 Beach (managed by Port of Morrow) east to Day Use Park on the west. As a spur of the Columbia River Heritage Trail, it links all District waterfront parks into a continuous riverfront recreation experience. The route supports walking, jogging, cycling, and casual use by residents and the local workforce, with benches and outdoor exercise stations along its alignment. Access is primarily by car or from nearby waterfront employment areas, as no direct neighborhood connections exist. This broader Columbia River Heritage Trail, managed by Morrow County, is described in Chapter 4.

3.7

Other Assets

Beyond parks and the Recreation Center, the District also manages facilities that support operations and recreation, including its administrative office, maintenance shop, staff residence, Oregon Department of Transportation (ODOT) ramp areas, and the Oregon Potato International (OPI) soccer fields.

PROGRAMS AND ACTIVITIES

Recreation programming in Boardman is a shared effort among the Park & Recreation District, the City, and community partners. The District leads most sports leagues, tournaments, and related programs, while other events and activities are hosted by various organizations. Together, these offerings provide year-round opportunities for physical activity, cultural engagement, and community connection.

This section catalogs signature programs, recurring activities, and annual events, noting where they are hosted—most often on park property. Tables summarize facilities used for District-supported activities, community events, ongoing programs, and fishing tournaments, offering a comprehensive view of how parks and facilities are activated throughout the year.

Table 3-4: Facilities Supporting Local Sports and Recreation

Facility / Site	Primary Uses	Owner/Partner	Coordination/ Agreement Type
Boardman Pool & Recreation Center	Basketball, volleyball, pickleball, practices, games & tournaments, swim practice, conditioning classes, fitness classes and aquatic classes	District	District-operated facility
Day Use Park	Softball, kickball, horseshoe, cornhole	District	District-operated facility
High School Gym & Fields	Adult men's basketball, volleyball tournaments, wrestling, youth track, youth baseball/softball, mini cheer, youth soccer camp	Morrow County School District	Shared use form with District
Elementary School Fields	Youth soccer and flag football	Morrow County School District	Shared use form with District
City Park Fields	Youth soccer practices, youth baseball/ softball	City	District (reserves with City)
Front Street Soccer Field (to be decommissioned)	Youth and adult soccer league play	City	District (reserves with City)
OPI Soccer Fields	Adult soccer leagues	Oregon Potato International (OPI)	Informal agreement with District
The Field House	Indoor youth baseball/softball training, law enforcement training	BCDA	Community use coordinated with BCDA
Marina Park	Various Fishing Tournaments; 5K Fun runs;	District with Clubs	District-operated facility
Sailboard Beach Disc Golf	Recreation disc golf; PDGA-sanctioned tournaments	District with Clubs	District-operated facility
Marker 40 Golf Course	Individual play, tournaments, training	POM	Coordinated with POM

Note: The District uses a facility use form for coordinating access to shared school spaces and plans to formalize agreements with local leagues in the coming year.

Table 3-5: Annual Community Events

Event	Timeframe	Hosted / Organizer	Location
4th of July Celebration	July 4	Chamber of Commerce	Marina Park
Kick-off to Summer Celebration	Late May/ early June	BCDA	Marina Park
End of Summer Celebration	August	BCDA	Marina Park
Harvest Festival	October	Chamber of Commerce	Sage Center
Holiday Lights at the SAGE Center	December	BCDA	SAGE Center
Winter Carnival	Mid-December	BPRD	Various Locations
SAGE Center Annual Awards Banquet	March	Chamber of Commerce	SAGE Center
Winter Market	December	Local Organizations	SAGE Center
Summer Bash			

Table 3-6: Recurring Community Programs

Program	Timeframe	Hosted By	Location
Farmers Market	Mondays, May–Sept	Boardman Farmers Market	Marina Park
Music in the Parks	Every other Monday, June–Aug	North Morrow Community Foundation	Marina Park
Movies in the Park			Marina Park
Grow Your Community Events	During Farmers Market	Local Organizations	Marina Park
Funtastic Kids	June–Aug	BPRD	Marina Park
Teen Summer Program	Summer	BPRD	Various locations
Marble Mania	Ongoing	BPRD	Various Locations
Catholic Harvest Festival	Fall	Catholic Church	Marina Park
Recurring Library Events (Summer reading program; teen nights, performances & activities)	Varies	Oregon Trail Library	City Park
Civic & Volunteer Program (e.g. Community-Wide City Clean-up Day)	Annual (Spring, Summer & Fall)	City	Citywide
Teen Pool Night / Pool Parties (seasonal)	Periodic	BPRD	Recreation Center
Holiday Programs (e.g. Easter Egg Hunt, Halloween Maze, Turkey Trot, Holiday Lights)	Seasonal	BPRD, BCDA, Chamber, Library	Marina Park, Rec Center, SAGE Center, City Park
Kids in Parks (Boardman Heritage TRACK Trail)	Year-round, self-guided	Kids in Parks (Blue Ridge Parkway Foundation) with Oregon Parks Forever	Heritage Trail Spur; Kiosk between Marina Park & Campground

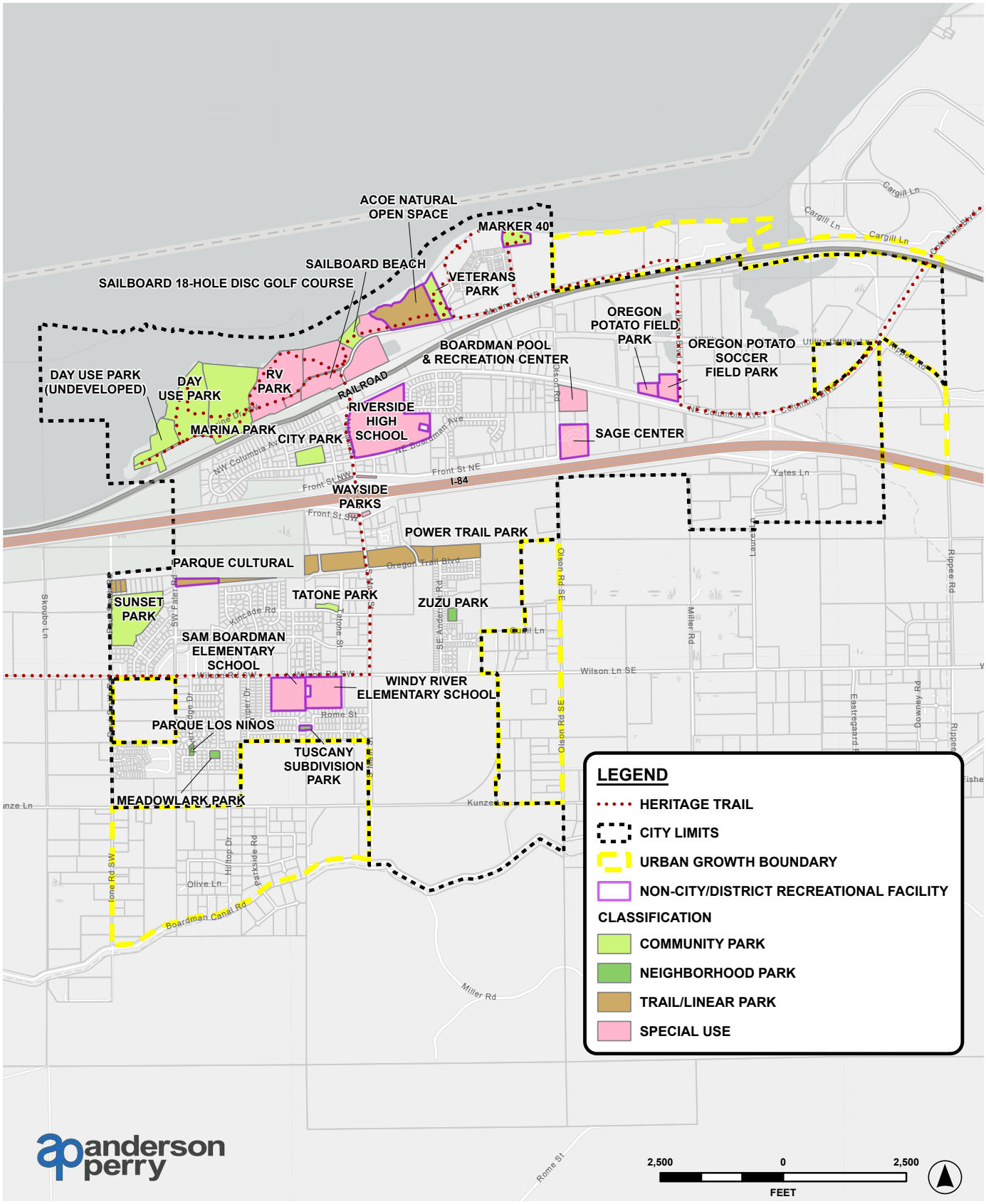
4.1

04

UNDERSTANDING THE BROADER SYSTEM

Boardman's parks and recreation system is part of a larger network of public, private, and institutional resources that shape the community's recreational landscape. Chapter 4 highlights providers beyond the City and District, focusing on facilities and open spaces within or near city limits that complement the local system. From regional trails and waterfront parks to school athletic facilities and privately managed fields, these assets expand access, connect with the local network, and strengthen Boardman's regional role.

Figure 4-1: Recreational Facilities within UGB



PUBLIC PROVIDERS

Figure 4.1 illustrates the location and distribution of recreation resources beyond the City and District system, showing how publicly accessible and partner-managed sites are interwoven with local assets. This spatial perspective highlights areas where recreational opportunities cluster, how they connect to regional corridors such as the Columbia River Heritage Trail, and where service gaps remain in relation to neighborhoods and key destinations.

Port of Morrow

As a regional economic development authority and major landowner, the Port of Morrow plays a pivotal role in Boardman's recreational landscape. In addition to its industrial operations, the Port has leveraged the Columbia River Enterprise Zone II (CREZ II) to fund public amenities and facilities that expand access to recreation, education, and community programs. These include the Boardman Pool & Recreation Center, Neal Early Childhood Center, and BMCC Workforce Training Center, along with other site and facility upgrades that improve opportunities for public use. The Port also owns and maintains several publicly accessible recreation sites that support tourism, riverfront access, and community gathering:

- **Marker 40 Park** – Developed waterfront site with beach access, covered picnic shelter, restrooms, shaded seating, and panoramic Columbia River views. Located on the Columbia River Heritage Trail, connected to Veterans Park and District-managed waterfront sites.
- **Veterans Park** – A small but meaningful interpretive space at the Port entrance, featuring the historic Captain Al James tugboat, a veterans memorial, interpretive signage, and trail access. Connected via the Columbia River Heritage Trail to Marker 40 Park and other waterfront destinations.
- **SAGE Center** – The Sustainable Agriculture and Energy Center serves as an interactive visitor destination with indoor exhibits, meeting space, and the only outdoor inclusive playground in Boardman (open to the public). The site is adjacent to the Boardman Pool & Recreation Center, creating a shared hub for public programs and community access.
- **Columbia River Heritage Trail (spur segments)** – Trail portions along Port property, linking parks, attractions, and public access points.
- **Marker 40 Golf Course** – This 9-hole public executive course west of town, with dual tees for 18-hole play, designed for all skill levels.

These facilities reflect the Port's commitment to blending economic development with high-quality public amenities that serve both residents and visitors.

4.2

4.3

Morrow County and the Columbia River Heritage Trail (CRHT)

Morrow County manages the Columbia River Heritage Trail (CRHT), a planned 25-mile non-motorized route extending from Umatilla County to Gilliam County. About 12 miles are built between Boardman and Irrigon, including 5.6 miles within city limits along sidewalks and shared roadways. An additional 2.5-mile spur, maintained by the Boardman Park & Recreation District and the Port of Morrow, links waterfront parks with Port sites. The County is updating the CRHT Concept Plan to guide future improvements and expansion. See Appendix B.1 for more information about this update and past planning efforts.

LOCAL AND COMMUNITY ORGANIZATIONS

Morrow County School District

Boardman's school campuses provide year-round recreation opportunities for both school programs and the wider community. Scheduled access and partnerships help meet demand for athletic space—especially indoor gyms in the winter—while outdoor fields and courts complement City and District facilities. Key school facilities include:

- **Sam Boardman Elementary** – STEM-oriented early childhood play structure, school-age playground, multi-use courts, open lawns, outdoor soccer field, and indoor gym.
- **Windy River Elementary** – School-age playground, multi-use courts, and open play space.
- **Riverside Jr/Sr High School** – Football field with track and spectator seating, two tennis courts, two baseball/softball fields, one soccer field, indoor gym, and a wrestling room.

Boardman Community Development Association (BCDA) - Field House

The BCDA supports community access to recreation and youth activities through facility management and partnerships. It operates **The Field House**, a training space used primarily for youth baseball and softball, with occasional law enforcement training and other scheduled uses.

PRIVATELY OWNED ASSETS

While not part of the public park system, several privately owned or HOA-managed sites contribute to Boardman's recreational landscape. These can provide partnership opportunities, such as coordinated programming or shared facility use, as seen with privately operated sports venues. At the same time, there is a growing trend of HOAs seeking to transfer ownership and maintenance responsibilities to the City, often due to the challenges of long-term liability and upkeep.

Oregon Potato International (OPI) Soccer Fields

The OPI complex includes two soccer fields, one of which is irrigated and maintained to a high standard. These fields host adult soccer leagues and tournaments, with the irrigated field often described as the best full-size soccer field in Boardman. The Boardman Park & Recreation District currently helps coordinate use through informal arrangements, with plans to formalize access in the future.

Tuscany Subdivision Park

A small neighborhood park located within a private residential development. The homeowners association has expressed interest in transferring ownership to the City to reduce long-term maintenance and liability responsibilities.

Other Private Open Spaces and HOA Spaces

Additional private parks and green spaces may exist within residential subdivisions and are typically managed by homeowners associations (HOAs). Additionally, multifamily apartment complexes also provide private open space for residents. While not open to the general public, these sites help meet localized recreation needs and may reduce demand on publicly maintained parks.

STATE AND FEDERAL AGENCIES

Bureau of Indian Affairs (BIA)

The Bureau of Indian Affairs (BIA) manages or holds trust interest in several parcels in and around Boardman, particularly near the Columbia River and Day Use Park. These lands lie within the ancestral homelands of the Cayuse, Umatilla, and Walla Walla peoples, now federally recognized as the Confederated Tribes of the Umatilla Indian Reservation (CTUIR). While not formally designated for recreation, BIA-managed parcels intersect with open space, habitat areas, and river access points—shaping future planning, development coordination, and long-term stewardship. Their presence highlights the importance of collaborative land management and cultural sensitivity in public space planning.

U.S. Fish and Wildlife Service (USFWS) – Umatilla National Wildlife Refuge

Spanning 23,555 acres across Oregon and Washington, the refuge includes wetlands, shrub-steppe, and riparian habitats along the Columbia River (See Figure 4.2). Two units are near Boardman:

- **The Boardman Unit** – Located about 3 miles west of the city, accessed via Tower Road (Exit 158 off I-84)
- **The McCormack Unit** – Primary entrance situated roughly 10 miles south of I-84 at the end of Paterson Ferry Road, near Irrigon.

The refuge provides habitat for migratory birds and offers wildlife viewing, photography, hunting, and self-guided programs. Designated parking areas are available; there is no visitor center. The refuge's ecological value and proximity to Boardman contribute to the region's open space and conservation landscape.

Oregon Department of Fish & Wildlife (ODFW) – Coyote Springs Wildlife Area

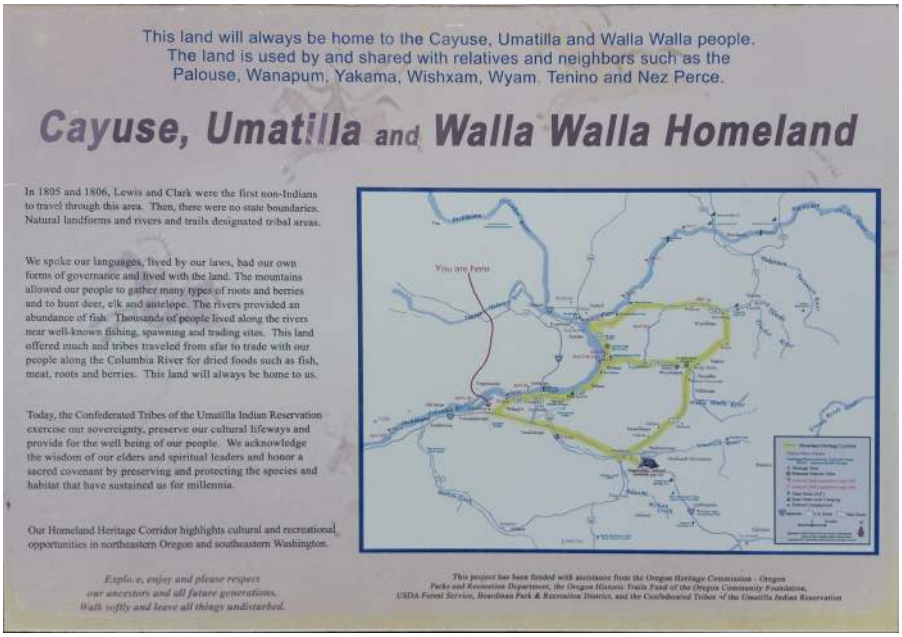
A 160-acre area owned by the U.S. Bureau of Reclamation and managed by ODFW, located about 2 miles east of Boardman, just south of I-84 and adjacent to the Port of Morrow. Primarily for habitat conservation, with limited recreational uses such as wildlife viewing and education.

Bonneville Power Administration (BPA)

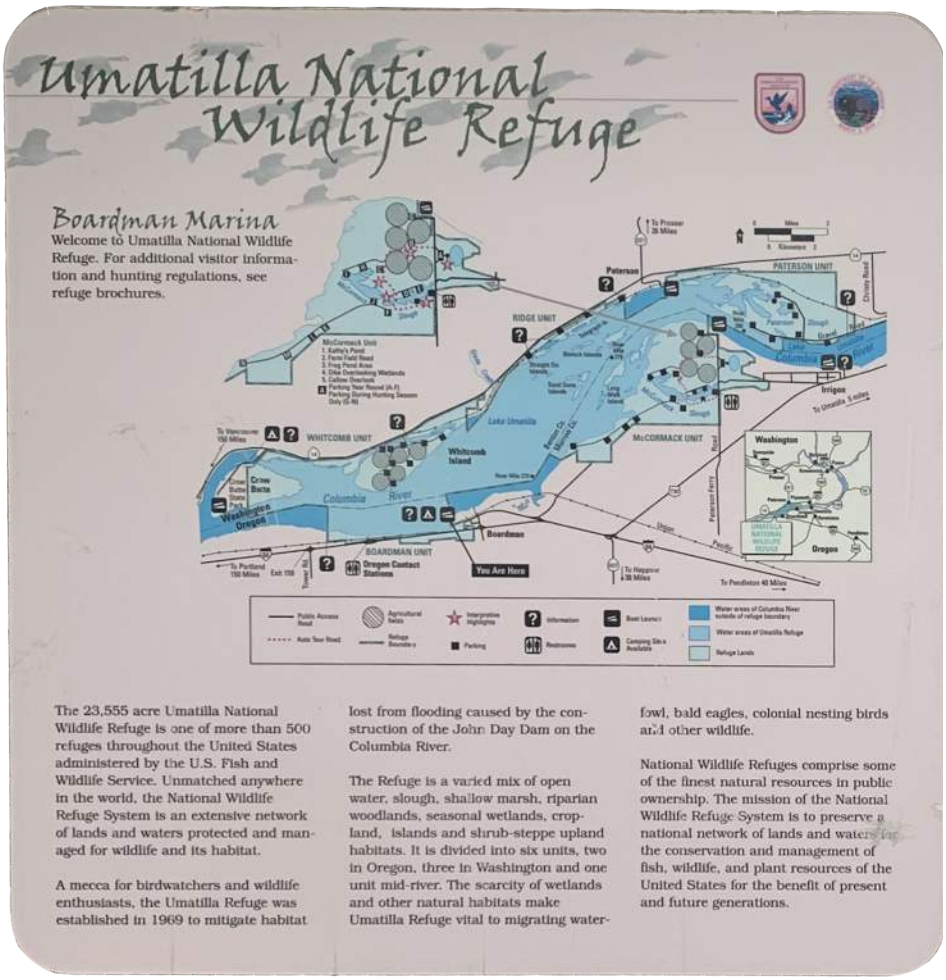
Owns a utility corridor along the south side of I-84. While primarily for power transmission, it presents potential for recreational uses like trails. Portions west of Main Street are under review in the CRHT Master Plan. Any recreation development requires coordination with BPA safety and land use standards.

U.S. Army Corps of Engineers (USACE)

The USACE owns most of the 2-mile stretch of **Columbia River shoreline within the Boardman's Urban Growth Boundary**. All of the Boardman Park & Recreation District's waterfront parks are located on Corps-managed land and operated through long-term leases enabling public access while requiring compliance with federal land use and environmental regulations. The District's lease with the Corps has expired and is pending renewal, making ongoing coordination essential to ensure continued public access, address community concerns, and guide future maintenance and improvements.



Existing Sign Panel in Day Use Park: Cayuse, Umatilla and Walla Walla Homeland



Existing Sign Panel in Day Use Park: Umatilla National Wildlife Refuge

5.1

05

COMMUNITY NEEDS ASSESSMENT

Understanding community needs is central to building a park and recreation system that reflects Boardman's values and priorities. Chapter 5 summarizes input from surveys, events, and stakeholder meetings, showing how people use parks, what they value, and the improvements they want, with regional and statewide trends providing context. These perspectives reveal both strengths and gaps in the current system, framing the Recommendations that follow and ensuring they respond directly to community priorities.

COMMUNITY SURVEY SNAPSHOT

The community-wide survey captured a representative snapshot of how people use Boardman's parks, what facilities and programs they value most and the kinds of improvements they would like to see. Findings highlight strong use of existing parks, demand for indoor space, and broad support for accessibility, beautification, and recreation upgrades.

How Residents Use Parks

Residents primarily visit parks on evenings and weekends, with most arriving by car. **Marina Park** was the most frequently used site, followed by **Tatone Park** and **City Park**. Weather was cited as the greatest barrier to use.

Top Priorities for Investment

- **Indoor recreation:** Most respondents said there is not enough indoor space and ranked expansion of the Recreation Center as the top priority. A majority expressed willingness to support new funding to achieve it.
- **Park Amenities and comfort:** Strong demand emerged for upgrades to accessibility, pathways, restrooms, lighting, playgrounds, and group shelters/shade. Features such as misting stations and barbecue areas also received majority support.
- **Recreation & sports:** Walking and biking trails were the most desired facility overall, followed by multi-sport complexes, softball and basketball courts. Field and court improvements—such as soccer, pickleball, volleyball, and outdoor fitness—were broadly supported.
- **Park Beautification:** Residents emphasized the importance of more trees, landscaping, site furnishings, sustainable design features, public art, educational opportunities, and improved signage.

Satisfaction Levels

- **Lowest satisfaction:** Restrooms, swimming areas, cleanliness, and group shelters.
- **Moderate concerns:** Sports courts, athletic fields, playgrounds, and pathways.
- **Highest satisfaction:** Landscaped areas, camping facilities, pet-friendly spaces, and water access.

KEY THEMES FROM BROADER ENGAGEMENT

In addition to the survey, community input was gathered through focus groups, PAC meetings, staff engagement, site visits, and informal conversations. These qualitative insights reveal the lived experiences behind the numbers—highlighting unmet needs, cultural priorities, and aspirations for the future of Boardman's parks. Organized into cross-cutting themes, they reflect what matters most to residents—from expanding access and shade to celebrating cultural identity and ensuring inclusive, year-round recreation. Together, they help shape a vision for a more equitable, connected, and vibrant park system.

Park Maintenance & Safety

Residents value their parks but want cleaner, safer, and better-maintained facilities.

Key Priorities

- **Cleanliness and waste management** including restrooms, pavilions, trash collection, and pet/goose waste; strategies to address resident geese (coordination with ODFW) **and** additional trash receptacles and dog waste stations
- **Well-maintained sports fields and court** through turf leveling, weed and rock removal, and maintenance of dugouts and support structures.
- **Trail repairs** to fix root heaves and cracks, especially along high-use routes like the riverfront trail.
- **Vegetation maintenance** for safety, visibility, storm resilience and wildfire risk.
- **Waterfront area maintenance** addressing erosion, glass, algae, debris and beach racking.
- **Upgraded amenities** with replacement/repair of aging equipment and furnishings.
- **Clear signage** with park rules and etiquette to support maintenance and user responsibility.
- **Lighting improvements** along trails, sidewalks, restrooms, and gathering spaces for safe evening use, while discouraging overnight activity or misuse.
- **Fencing** near streets, water, and other hazards to protect children, separate pedestrians from vehicles and define park boundaries.

Community Quotes

- *"Less goose poop at the marina. Other park areas, better policing of people that don't pick up their dog poop!"*
- *"Better security and lighting."*
- *"The restrooms need to be clean."*
- *"Fix the walking path. There are a lot of potholes and raised areas that are tripping hazards for anyone using the paths."*

Cultural Identity, Art, Interpretation & Storytelling

Residents want parks to celebrate Boardman's diversity, indigenous heritage, local history and natural setting.

Key Priorities

- **Heritage interpretation** highlighting Old Boardman and existing indigenous heritage displays at Day Use Park.
- **Public art, murals, and community-driven storytelling features** with community- and youth-led projects.
- **Cultural events and design elements** that celebrate traditions.
- **Partnerships with institutions** such as the Library to install a story walk.
- **Interpretive and educational elements** including demonstration and community gardens, pollinator habitats, and signage highlighting sustainability, native vegetation, and local flora/fauna.

Community Quotes

- *"With the history of Boardman, there is very little to learn about it. We have remnants of 'Old Boardman,' but no signage or information that shows where and what."*
- *"High quality public art would be awesome. Metal sculptures, etc., and not the painted plywood stuff."*
- *"We miss the huge tree that was by the Pavilion. It had many, many pinatas hung from it and created core memories for many Boardman children."*

Accessibility and Inclusion

Residents stressed that parks should welcome all ages, abilities, cultures, and incomes.

Key Priorities

- **ADA accessibility** through removal of barriers and creation of safe, continuous routes to major features, with priorities such as accessible water access, camping sites, site furnishings, and pathways for strollers, wheelchairs, and other mobility devices.
- **Improved water access** through erosion control and accessible infrastructure such as piers, paths and boat transfer points.
- **Multi-generational spaces** where all ages can participate together.
- **Universal design strategies** across playgrounds and amenities to serve people of all abilities.
- **Culturally inclusive features** through bilingual signage and culturally relevant programs.
- **Affordability and equity** free or low-cost programs, discounted memberships, and reduced equipment costs; lack of transportation creates further barriers.

Community Quotes

- *"Create sidewalks and street lamps, everywhere. Kids deserve a safe area that isn't the road or a field to walk on."*
- *"Signage so people can find the parks. Some parks are obscure and unused as a result."*

Access & Connectivity

Safe and convenient access to parks and stronger trail network were priorities, especially south of I-84 and in newer neighborhoods.

Key Priorities

- **Neighborhood access** to parks through sidewalk infill, lighting, safe crossings, and new park development in underserved areas.
- **Safe crossings** at key locations (e.g., Marina Drive & Main, Wilson Road, Boardman Avenue, near truck corridors) and improved/new highway/ railroad crossings, including a west-end I-84 option.
- **Looping trail** network with routes of varying lengths, including long-distance options (10–20 miles) for wellness, events, and tourism ((e.g. cross-country meets and 5K/10K walks).
- **Local and regional connections** to neighborhoods, schools, the marina, the Recreation Center, and broader systems like the Heritage Trail, Oregon Trail spurs, and potential wildlife refuge paths.
- **Trail quality** through widening and upgrades to support safe multi-use activity (walking, biking, running, athletics).
- **Trail amenities** including benches, shade, fountains, trash cans, lighting, fitness stations, wildlife viewing areas, interpretive signage.
- **Wayfinding** with multilingual maps, markers and trail heads for navigation and identity.

Community Quotes

- *"Create sidewalks and street lamps, everywhere. Kids deserve a safe area that isn't the road or a field to walk on."*
- *"Signage so people can find the parks. Some parks are obscure and unused as a result."*

Shade, Comfort, and Climate Adaptation

Shade and shelter are essential in Boardman's hot, windy climate.

Key Priorities

- **Shaded gathering and rest areas** near playgrounds, splash pads, sports fields, picnic spaces, event areas and trails.
- **Increase tree planting and landscaping** to restore canopy,, provide shade and windbreaks, and improve aesthetics.
- **Misting stations** in high-use or exposed areas.
- **Drinking fountains and water bottle fillers** with pet-friendly options.
- **Ecological enhancements** such as native plantings, pollinator gardens, and observation areas for habitat and climate resilience.

Community Quotes

- *"I would like shade covers for the playground equipment."*
- *"Better seating and shade at ballparks."*
- *"Shade!"*

Events, Gathering Spaces, and Community Use

Residents see parks as vital spaces for community connection, calling for both small group gathering places and larger-scale facilities to support community programs and events.

Key Priorities

- **More picnic shelters and reservable pavilions** in high-use parks.
- **Large covered pavilion or amphitheater** (capacity of 400–500) for concerts, holiday festivals, and cultural programs.
- **Durable shelter designs** such as open-sided shelters that balance ease of maintenance with wind protection.
- **Well-equipped gathering areas** with seating, tables, barbecues, water access, power and wifi.
- **Clear signage and equitable reservation process** for shelters.
- **Gathering spaces near other park amenities** like play to encourage multi-generational park use.
- **Expanded programming and events** such as Fishing Guide weekend, Get Outside! days, Music in the Parks

Community Quotes

- *"Structures for outdoor events such as community yard sales, farmers markets and seasonal shaded picnic areas."*
- *"An amphitheater for groups to play on celebrations/holidays."*

Indoor Recreation and Year-Round Activities

Indoor facilities are critical to supporting recreation throughout the year.

Key Priorities

- **Year-round indoor sports facilities** with flexible, multi-use space for soccer, pickleball, futsal, drop-in play, and training.
- **Recreation Center expansion and improvements** for more space, equipment, programming, and extended hours—especially evenings and weekends.
- **Flexible community recreation spaces** for classes, events, and low-cost activities, with dedicated areas for youth, teens, and families.
- **Affordable access options** such as sliding-scale fees, partnerships, clear user policies.
- **Activation of underutilized spaces** such as the Field House at Tatone Park, along with better awareness of available resources.

Community Quotes

- *"A safe place for youth to hang out after school would be amazing."*
- *"Indoor turf field for soccer and a separate one for football."*

5.2

5.3

Youth, Play and Family Amenities

Residents expressed strong demand for diverse, engaging, and inclusive opportunities for all ages—from toddlers to teens to older adults.

Key Priorities

- **Upgrade play areas** in underserved neighborhoods by replacing aging structures with creative, engaging designs for different stages of development.
- **Toddler zones** separated from larger play areas to provide safe, age-appropriate options.
- **Larger, destination playgrounds** such as adventure-style play areas (e.g., Funland) and covered playgrounds, with shade, seating, and walking loops. Some suggested a community-led effort to build a large play structure.
- **Water Play** expanded with a larger splash pad and potential outdoor pool, water slides or spray park features (e.g. Hermiston/Pendleton)
- **Nature-based and unstructured play** such climbing features, natural elements, sensory features, obstacle courses, and outdoor games like ping pong or wall ball.
- **Youth Amenities** including skatepark upgrades, bike skills features, pump track, mini golf, free-access climbing walls, sand volleyball, drop-in gathering areas, and programs tailored to middle schoolers (e.g., futsal, gaming, trampoline play, challenge courses).
- **Outdoor fitness** with walking loops, upgraded exercise stations, obstacle challenge courses, or flexible-use spaces.
- **Age-friendly** for older adults, including quiet gardens, shaded seating, rest areas along trails, and other low-impact recreation options.

Community Quotes

- *"The neighbors in River Ridge would really like a playground for our kids!!"*
- *"More activities for young people."*
- *"Id love to see a playground that has more options for little kids/toddlers."*
- *"Younger kids have playgrounds, but teens don't have much."*

Activate the Waterfront and Improve River Access

The Columbia River is one of Boardman's most valued assets. Residents want improved public access, upgraded amenities, and a continuous, family-friendly riverfront experience.

5.4

5.5

Key Priorities

- **Expanded water access** with new designated areas to relieve overcrowding.
- **Accessible water access facilities** including docks and safe fishing/boating platforms
- **Features that showcase the riverfront**, such as scenic walkways, public art, and photo-friendly spots that celebrate Boardman's setting.
- **Shaded areas** with picnic spots, play structures, seating, and upgraded site amenities.
- **Shoreline safety** through erosion control, trail stabilization, and cleanup.
- **Equitable recreation options** such as potential gear loan programs or low-cost rentals (kayak, paddleboards and paddle boats).
- **Improved pedestrian links to waterfront parks** through expanded trails, wayfinding, and safe walking/biking routes.
- **Partnerships** for equipment rentals, concessions, vendors, and community events.

Community Quotes

- *"More sand and something to help with the stagnant water in the swim area, like Arlington."*
- *"Kayak launch ramp, fishing docks in marina."*
- *"Would be nice to have some rental places to rent paddle boards or kayaks. A snack bar/ice cream truck by the Marina would also be cool."*

5.6

Sports and Active Recreation

Investment in sports infrastructure was a major theme, with strong interest in soccer and support for a multi-sport complex.

Key Priorities

- **Maintenance of fields and courts** with turf care, soccer field repairs, and upgraded dugouts, bleachers, and restrooms.
- **Soccer facilities** with additional fields to support youth programs and adult leagues.
- **Improved baseball/softball infrastructure** with covered seating, concessions, and lighting.
- **Increased court capacity** by adding basketball, tennis, sand volleyball, and outdoor pickleball courts.

Multi-Sport Complex

- **Centralized facility** with fields, courts, spectator seating, concessions, and gear storage.
- **Integrate family amenities** such as playgrounds, splash pad, picnic areas, walking paths/trails, and shade.
- **Design for tournament** to boost regional events and tourism.
- **Flexible indoor/outdoor features** such as covered fields and indoor recreation space.
- **Serve all users** with space for competitive play, practice, pickup games, and social gatherings.

Community Quotes

- *"Amphitheatre, pump track, pickleball court, sand volleyball courts."*
- *"More basketball hoops, volleyball options, anything that encourages our community to go outside and play together."*
- *"I believe a sports complex would greatly improve Boardman youth sports."*
- *"We could use more soccer fields."*

5.7

RECREATION PARTICIPATION PATTERNS

Recreation trends across Oregon, Eastern Oregon, and Morrow County provide important context for Boardman's parks. These trends highlight the types of activities residents and visitors most enjoy, the facilities in highest demand, and emerging behaviors that will shape how people use parks in the future. Boardman's own demographic and market profile (see Chapter 2 and Appendix D) mirrors many of these broader patterns, underscoring the importance of trails, water access, camping, cultural amenities, and flexible event infrastructure.

Strong Demand for Trails and Walkable Environments

Walking, hiking, and trail-based recreation consistently rank among the top activities statewide. Expanding the Columbia River Heritage Trail, improving neighborhood connectivity, and ensuring safe pedestrian and bike access are clear priorities.

Water Access as a Competitive Strength

Participation in swimming, beach visits, boating, and fishing places Boardman's Columbia River frontage at the center of regional demand. Protecting and expanding public shoreline access, improving swimming and boating facilities, and enhancing amenities at Sailboard Beach and the Marina will directly meet these needs.

Camping and Day-use Infrastructure

Campground and picnic/day-use sites are heavily used across the region, often at or near capacity. Boardman's marina campground already sees peak-season saturation. Expanded RV and tent camping, shaded picnic shelters, and restrooms, are critical to capture this market.

Diverse Recreation Activities Beyond Water

Hunting, birdwatching, OHV riding, cultural festivals, agritourism and wildlife viewing/nature immersion are popular regionally. While not all fall within the City/District's direct purview, Boardman can support compatible facilities such as nature viewing areas, festival venues, multipurpose fields and partnerships with tourism agencies.

Equitable and Accessible Facilities

SCORP and Morrow County plans stress ADA access and siting facilities close to population centers. With many households facing disability and income barriers, Boardman can prioritize universally accessible design and affordable, neighborhood-serving amenities. Boardman's large Spanish-speaking population and households with disabilities make bilingual signage and universal design particularly relevant. High rates of family picnicking and playground use point to the importance of facilities that support multi-generational gatherings, from shaded shelters to age-friendly play and walking options

Cultural & Heritage Recreation

Morrow County trends emphasize the economic and tourism value of heritage events and cultural celebrations. Boardman's agricultural identity, Indigenous history, and riverfront provide a foundation for cultural interpretation and heritage-based recreation. Dedicated spaces for festivals, interpretive signage, and partnerships with local organizations could strengthen Boardman's role as a cultural destination while enhancing community pride and visitor engagement.

Participation and Use Dynamics

Boardman's recreation system must balance multiple demand cycles. Seasonal peaks occur in summer and fall, driven by tourism, hunting, and harvest festivals. At the same time, a large share of residents commute out daily, concentrating their use of parks into evenings and weekends. This overlaps with steady weekday demand from in-commuting and temporary workers, requiring flexible facilities that can absorb both seasonal surges and daily after-hours use.

Event & Tournament Infrastructure

New travel behaviors are reshaping recreation demand. "Bleisure" travel blends business with personal of family leisure, "flexcations" combine remote work with extended stays, and "tournacations" pair sports tournaments with family getaways. These trends highlight opportunities for Boardman to expand event and tournament infrastructure—such as indoor aquatics, multipurpose fields, and flexible venues—that can attract tournaments and extend family stays. At the same time, regional participation trends show strong demand for spectator and cultural activities, suggesting a role for flexible event spaces, outdoor stages, and shaded bleachers to support concerts, festivals, and sports viewing

Temporary Workforce Demand

Industrial growth and data center expansion bring thousands of temporary and contract workers who rely on RV parks, hotels, or bunk housing. Many use parks, trails, and waterfront areas after work, creating a service population larger than census figures suggest. Planning must scale amenities, lighting, and maintenance for weekday peaks and explore partnerships with employers and lodging providers.

5.8

LEVEL OF SERVICE, ACCESS & FACILITY CONDITION

Access to parks shapes how often people use them and the benefits they provide. National and state frameworks offer tools for evaluating park systems. For example, the National Recreation and Park Association (NRPA) provides benchmarks for parkland acreage, facilities, and service delivery; The Trust for Public Land (TPL) promotes the goal that every resident should live within a 10-minute walk of a quality park; and Oregon's 2025–2029 Statewide Comprehensive Outdoor Recreation Plan (SCORP) emphasizes equitable access, sustainability and recreation quality. Together, these frameworks highlight that **meeting acreage benchmarks alone is not enough—parks must also be equitably distributed, inclusive, and well maintained to fully serve the community.**

Understanding Daily Service Population

Boardman's park system serves more than its residential population. As a regional employment and temporary workforce lodging hub, the city has a **weekday service population of about 6,890—roughly 20 percent higher than its residential base of 5,749.** This weighted service population provides a more accurate foundation for Level of Service (LOS) analysis and benchmark comparisons, which guide the gap and equity analysis presented in this chapter. See Appendix D and Appendix F for detailed service population methodology, benchmark tables, and assessment.

Parkland Supply

Within the UGB, Boardman has **112 acres of developed**, publicly owned recreational facilities that provide community benefit. This total includes assets managed by the City of Boardman, the Boardman Park and Recreation District, and the Port of Morrow. Based on the **weighted service population of 6,890, these assets provide 16.3 acres per 1,000 residents. Using the base residential population of 5,749, the ratio increases to 19.5 acres per 1,000 residents.** Both measures fall comfortably within NRPA's benchmark range for smaller cities (12.9–22.0 acres per 1,000). Totals reflects the core park system used for level of service (LOS) analysis, excluding:

- Fee-based or restricted facilities such as the Campground and Recreation Center (34.5 acres combined)
- Privately owned or managed sites such as the OPI soccer fields.
- Maintained open greenspaces that provide limited recreation value (e.g. Zuzu Park, other subdivision parks)
- Undeveloped parkland that is publicly owned but not yet improved for recreation use (e.g. Sunset Park).

Including these additional lands, Boardman's broader public park system expands to about 158.2 acres, highlighting both a strong land base and opportunities to increase functional value through investment.

Outdoor Facilities

Benchmarks highlight both system strengths and clear deficiencies.

- **Playgrounds** numbers exceed national ratios but lack toddler-specific and inclusive features.
- **Soccer fields** are entirely absent with the decommissioning of the Front Street field, creating the most significant amenity gap and one of the strongest community demands.
- **Diamond fields** meet benchmarks in number but need modernization and improved maintenance.
- Current **basketball and volleyball courts** meet NRPA benchmarks, while **multiuse courts fall short**, with only one at Day Use Park. Tennis and pickleball courts are absent as dedicated facilities.
- **Trails** total just 2.36 miles—well below the 4–10 mile peer benchmark—and are fragmented, with poor neighborhood connections for walking and biking.
- **Dog park, splash pad, and disc golf** align with NRPA benchmarks and are a system strength.
- **Camping** is under supplied per staff input, with seasonal pressures for workforce housing and tourism.
- **Skate park facilities** are absent after Front Street park decommissioning, leaving a youth recreation gap.
- **Systemwide amenities** like shaded gathering spaces and restrooms are limited. Restrooms rated lowest in surveys, and few parks offer shaded group areas for use in hot or windy conditions.

Figure 5-1: Existing Level of Service - District & City Facilities

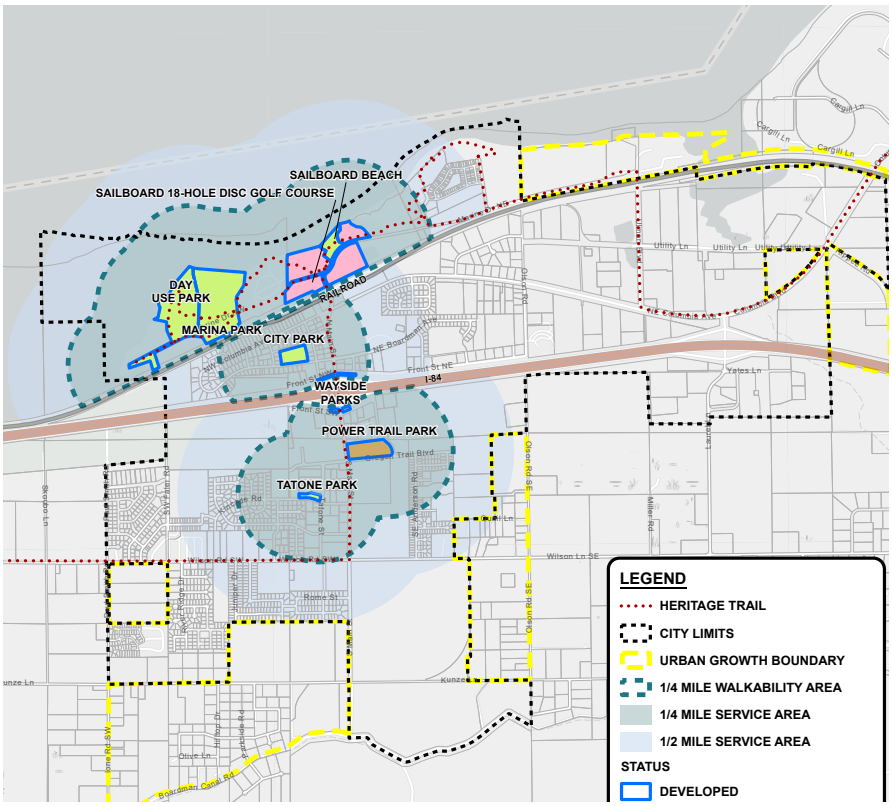
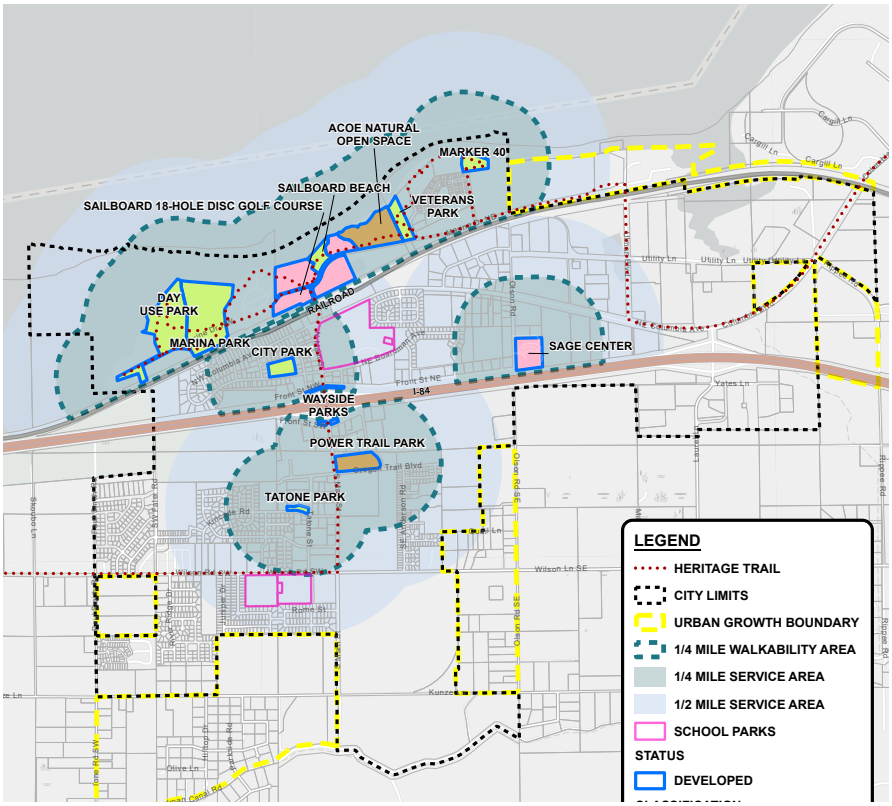


Figure 5-2: Existing Level of Service - All Public Recreational Facilities



Indoor Facilities

The Boardman Recreation Center anchors indoor recreation with a **competitive swimming pool and two basketball courts**. These **exceed NRPA benchmarks and set Boardman apart from many peer cities.** However, the gym is shared with volleyball and pickleball, creating scheduling conflicts and use patterns indicate a clear need for expansion. Other indoor facility types such as walking tracks, racquet courts, or therapeutic pools are absent, though this is typical of small communities. The Field House and two school gyms provide additional space, but community access is limited. Strengthening shared use agreements with these facilities represents a key opportunity to expand indoor recreation access without new construction.

Access and Connectivity

As shown in Figure 5-3, Level of Service (LOS) mapping reveals clear access gaps in northeast Boardman and south Boardman, even before considering barriers. When overlaid with zoning and neighborhood data, these underserved areas align with some of the city's denser housing types, mobile home communities, and lower-income neighborhoods, highlighting an equity concern in the distribution of parks.

- **Major physical barriers such as I-84, the Union Pacific Railroad, and truck corridors** restrict safe pedestrian and bicycle connections, shrinking the effective reach of existing parks. Sidewalk gaps and missing links compound the issue—survey responses indicate that over 80percent of residents typically drive to parks, even for short trips.
- While regional facilities like the Port of Morrow's SAGE Center playground technically expand mapped coverage, they do not substitute for neighborhood-scale amenities that families rely on for daily use.

Quality and Condition

Beyond the presence or absence of amenities, the quality and usability of facilities determine how well they serve residents. Field visits, staff input, and community feedback highlight several issues:

- **Deferred Maintenance:** Restrooms, paved surfaces, and site furnishings show signs of aging and inconsistent upkeep.
- **Playgrounds:** Equipment is often one-dimensional, lacking variety and challenge.
- **Cultural Fit:** Facilities underserved community preferences and language needs—for example, limited shaded gathering areas and the absence of soccer fields, which are highly valued by Latino families, and a lack of bilingual signage.
- **Accessibility:** No park is fully ADA compliant, and gaps in sidewalks, crossings, and surfacing reduce system-wide accessibility.
- **Environmental Comfort:** Limited shade and wind protection reduce usability in Boardman's hot, dry, and windy climate.

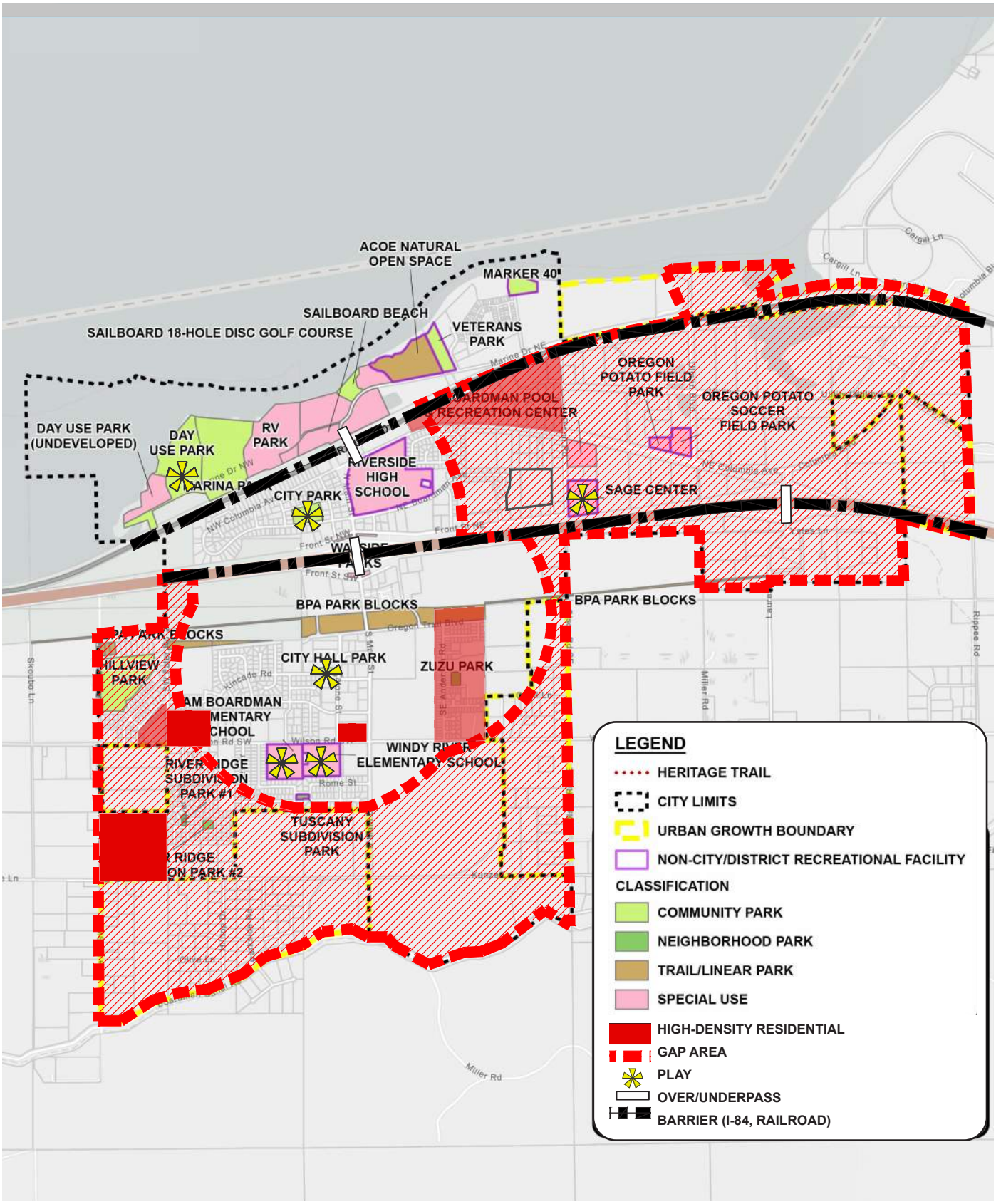
Together, these factors reduce the overall equity and effectiveness of the park system, even where benchmarks for acreage or facility counts appear to be met.

Planning Targets for Park System

This Master Plan establishes the following targets to guide parkland acquisition, development, and investment through 2035, addressing identified system gaps and aligning with national, state, and peer benchmarks.

- **Parkland LOS:** Maintain at least 15 acres of developed parkland per 1,000 weighted weekday service population Current supply totals ~16 acres (weighted population) and 19.5 (residential population).
- **Access:** Strive that all residents live within a 10-minute walk of a developed park. Close gaps in northeast and south Boardman. Improve crossings of I-84, the railroad, and truck corridors.
- **Trail Expansion:** Expand trail network to 4–10 miles, creating looped connections between neighborhoods, schools, civic spaces, and river.
- **Quality & Maintenance:** Meet baseline safety, ADA, and design standards by 2035. Establish consistent maintenance practices.
- **Amenity Diversity :** Add soccer and diamond fields, a skate park, toddler and inclusive play areas, shade, restrooms, and other comfort amenities to provide a balanced mix for all ages.
- **Indoor Facilities & Shared Use:** Expand the Recreation Center and strengthen shared use agreements with the Field House and schools to broaden community access.
- **Inclusive Design:** Ensure parks are welcoming and accessible across languages, cultures, abilities, ages, and income levels.
- **Camping & Workforce Housing:** Expand camping to meet seasonal workforce and visitor demand.

Figure 5-3: Existing System Gaps



6.1

06

PROJECT GOALS AND OBJECTIVES

Boardman has a history of investing in its parks and recreation system, with past planning efforts and community input shaping facilities and programs over time. As the city faces rapid growth and evolving needs, this plan offers an opportunity to reaffirm the vision and values that will guide future decisions. Chapter 6 presents the overarching vision for the park system, the core values that reflect community priorities, and the goals, objectives, and strategies that translate those values into actionable direction.

CORE VALUES

Community Pride & Hometown Character
Residents value their small-town charm, strong community identity, and the pride that comes from knowing and supporting one another.

Health, Wellness & Active Living
Living a healthy and active lifestyle is important to the community, with an emphasis on physical, mental, and social well-being of all ages.

Inclusivity & Welcoming Spirit
Boardman strives to be a place where all people—regardless of background, culture, or ability—feel welcomed, respected, and included.

Cultural Heritage & Local Identity
Boardman's residents value the community's diverse cultural makeup, including its large and growing Hispanic population. There is a strong desire to honor the many stories, traditions, and identities that shape Boardman today—while also acknowledging its indigenous history, agricultural roots, and the ways the community is continuing to grow and evolve.

Equity & Accessibility
There is a strong belief that everyone deserves fair and meaningful access to public spaces, resources, and opportunities, no matter their income, location, or ability.

Forward-Thinking & Youth-Retention
Boardman is a community that embraces growth and change while investing in youth—supporting their development, leadership, and long-term connection to the community.

Environmental Responsibility
Community members care deeply about protecting natural resources, expanding tree cover, and being good stewards of the land.

Connectivity & Access to Nature
Residents value access to natural areas, water, and the outdoors, as well as safe and convenient ways to connect across the community.

Community Engagement & Public Voice
People want to be involved in shaping the future of their community and value transparency, open communication, and meaningful opportunities to participate.

Fiscal Responsibility & Accountability
The community values the careful and transparent use of public resources and expects investments to be thoughtfully planned, cost-effective, and beneficial for the long term.

VISION FRAMEWORK

The 2035 Master Plan establishes a vision framework that ties community values to practical action. It is designed to guide the City and District in making choices that respond to growth, reflect local identity, and preserve quality of life. The framework is built on five connected elements:

- Our VISION expresses the long-term picture of what the park and recreation system aspires to be.
- Our CORE VALUES highlight the principles and priorities that matter most to the community..
- Our GOALS describe the broad directions for long-range improvement and change.
- Our OBJECTIVES identify specific outcomes that advance each goal.
- Our KEY STRATEGIES outline the practical steps and initiatives that translate objectives into action.

Collectively, these elements form a roadmap to ensure that investments, programs, and policies align with community needs and adapt to changing circumstances.

Core Values

The core values highlight what residents of Boardman care about most in their parks and recreation system, reflecting community identity, aspirations, and priorities while guiding future investments, programs, and partnerships.

GOAL 1: CREATE AN INCLUSIVE, ACCESSIBLE & EQUITABLE PARK SYSTEM

Objective:

Ensure all residents, regardless of age, ability, background or income, have equitable access to safe, well-maintained parks and recreational opportunities.

Key Strategies:

- Ensure parks feature multi-generational, bilingual, and inclusive amenities that are ADA-compliant and welcoming to all users.
- Improve signage and wayfinding by introducing consistent, accessible, and multilingual signs that enhance navigation and provide information on park features, amenities, and accessible routes.
- Ensure geographic equity by developing parks in underserved areas and upgrading existing parks to meet community needs.
- Offer financial assistance for low-income families through scholarships and sliding-scale pricing.
- Establish affordable rental programs for recreational equipment.
- Expand adaptive recreation opportunities through equipment lending programs and specialized facilities.
- Expand youth, family and senior programs that reflect Boardman's diverse communities

GOAL 2: ENHANCE RECREATION & ACTIVE LIFESTYLES

Objective:

Expand diverse, year-round recreational opportunities that support physical activity, wellness, and enjoyment for all ages.

Key Strategies:

- Expand and diversify recreation facilities, including multi-use sports complexes, trails, and open spaces that accommodate a range of activities and abilities.
- Develop indoor and year-round recreational options for all seasons.
- Enhance water-based recreation by improving waterfront connections, access, rentals, and programming.
- Strengthen partnerships with local organizations, schools, and businesses to expand recreation programs.
- Ensure new recreational facilities and programs reflect community needs through public engagement and demographic data.

GOAL 3: STRENGTHEN COMMUNITY ENGAGEMENT AND PARTNERSHIPS

Objective:

Build strong relationships with residents, organizations, and businesses to support parks and recreation.

Key Strategies:

- Expand community outreach through social media, public meetings, surveys and targeted engagement efforts with underrepresented groups.
- Leverage partnerships with local businesses, schools, and organizations to support programming, events, and park improvements.
- Involve residents in park planning to ensure community needs are met and spaces are welcoming and inclusive
- Promote volunteer programs to enhance park maintenance and engagement.

GOAL 4: SUPPORT ECONOMIC GROWTH, TOURISM & WORKFORCE DEVELOPMENT

Objective:

Leverage parks to strengthen Boardman's economy, attract visitors, and create workforce development opportunities.

Key Strategies:

- Support local businesses and vendors by integrating commercial opportunities within parks.
- Market Boardman's outdoor recreation assets to regional and national visitors.
- Provide seasonal jobs, internships, and workforce training in parks and recreation, and partner with schools and workforce programs to create career pathways and support youth retention.
- Align park investments with economic growth and tourism priorities.
- Enhance visitor-friendly amenities by improving waterfront spaces, gathering areas, and event venues that support tourism and community engagement

GOAL 5: IMPROVE PARK INFRASTRUCTURE, SAFETY AND CONNECTIVITY

Objective:

Ensure well-maintained, safe, and connected parks by investing in infrastructure and accessibility improvements.

Key Strategies:

- Upgrade and maintain park facilities, including restrooms, playgrounds, sports courts, fields and picnic areas.
- Enhance park safety with improved lighting, clear sightlines, signage, and security measures.
- Improve trail systems, sidewalks, crosswalks and other infrastructure to ensure safe park access for pedestrians and cyclists.
- Develop a long-distance trail network that connects parks, neighborhoods, schools and key destinations.
- Expand tree canopy and shaded areas to improve visitor comfort and address excessive heat in high-use areas.
- Improve ADA accessibility by upgrading infrastructure and site furnishings to remove barriers and enhance universal access.

GOAL 6: ENSURE FISCAL RESPONSIBILITY & LONG-TERM SUSTAINABILITY

Objective:

Maintain a financially sustainable park system by securing diverse funding sources and prioritizing cost-effective investments.

Key Strategies:

- Focus park investments on dedicated public parklands to prevent the loss of community recreational assets to future private development.
- Create a Parks System Development Charge (SDC) to ensure new growth contributes to park expansion and improvements
- Adopt Comprehensive Plan and Development Code provisions requiring new development to support the creation of new parks, with basic site amenities, or the expansion and improvement of existing parks through land dedication or payment in lieu.
- Develop a balanced funding plan that ensures efficient resource use and aligns with long-term park needs.
- Secure grants, sponsorships, and partnerships for park improvements.
- Implement sustainable revenue models, such as event fees, facility rentals, and equipment lending programs.
- Prioritize investments with long-term impact, balancing cost and community benefit.

GOAL 7: PRESERVE BOARDMAN'S HISTORY, CULTURAL & COMMUNITY IDENTITY

Objective:

Integrate historical, cultural, and community elements into parks and programming to celebrate Boardman's identity.

Key Strategies:

- Pursue funding and partnerships to create a consistent parks signage system—coordinated with broader community wayfinding efforts—that establishes park identity, improves access and orientation, and incorporates interpretive elements to share Boardman's history and culture.
- Incorporate historical interpretation through signage, exhibits, and park features that highlight the John Day Dam relocation, Boardman's history, and agricultural heritage.
- Create public art and cultural installations that reflect Boardman's diverse communities, indigenous heritage, and natural landscapes.
- Work with tribal representatives to share and honor native cultural resources, traditions, and fishing practices.
- Develop interactive cultural and historical programming such as storytelling, guided tours, and educational events that bring history to life.
- Establish annual heritage and cultural events that celebrate Boardman's history, diverse communities and agricultural roots.

07

SYSTEM-WIDE RECOMMENDATIONS

Healthy, resilient communities rely on accessible, well-maintained, and diverse parks and recreation facilities. Chapter 7 presents system-wide recommendations, combining broad initiatives with a Park Planning Checklist to guide high-quality improvements across all sites. Grounded in community input, staff coordination, and best practices, these strategies establish consistent standards while supporting future projects throughout the system.

SYSTEM-WIDE PROJECTS

The following projects reflect broad, recurring priorities voiced by community members and supported by analysis. Each represents an initiative that can be pursued as a capital improvement, coordinated plan, or strategic partnership. These projects are intended to improve the park system as a whole and may include infrastructure upgrades, land acquisition, system planning, or new amenity development.

Trail Master Plan

The Trail Master Plan will guide development of a unified trail system, including a looped route that links neighborhoods, schools, civic spaces, Columbia River and regional destinations. It will set consistent standards and ensure safe, accessible experiences for all users. It will build on the BPA powerline corridor already identified in this plan as a priority trail opportunity, while mapping additional corridors to expand the system. This effort will also explore opportunities on public lands managed by agencies such as USACE, BIA, ODFW, USFWS, and Morrow County to incorporate natural open space and nature-based trails.

Implementation actions:

- Coordinate with the Columbia River Heritage Trail and City Transportation System Plan to strengthen connectivity and crossings.
- Evaluate options for an additional I-84 crossing—such as a second overpass or improved underpass at Laurel Lane—to create a loop and improve pedestrian/bike safety. The City's Transportation System Plan (TSP) is also identifies a potential pedestrian overpass at that would connect NW Boardman to SW Boardman near Faler Road; future trail planning should coordinate with this concept.
- Map priority corridors including the BPA alignment and identify other routes to guide future dedications and acquisitions.
- Establish consistent standards for surfaces, widths, signage, furnishings, lighting, and planting.
- Identify trailhead and designate trail types (paved and soft-surface) for varied users.
- Address maintenance needs, including trail widening and safe accommodation of e-bikes (see callout box: Planning for E-Bikes and Electric Mobility Devices).
- Reference the City's Transportation System Plan (TSP) as a key resource for identifying potential trail corridor alignments, on-street connections, sidewalk infill projects, and additional crossing concepts to inform future trail master planning.

Electric Mobility & Trail Design

E-bikes, scooters, and other personal mobility devices are increasingly common in parks and trails. To keep the system safe and future-ready, trails should be designed to accommodate these users alongside walkers and cyclists.

Key Planning Considerations:

- Provide wider trails (10–12 feet) for shared use.
- Ensure continuous off-street connections to parks, neighborhoods, and schools.
- Improve safety at crossings, especially near high-speed roads and freeway overpasses.
- Establish consistent policies and signage on permitted devices, speed limits, and etiquette.
- Use design features—centerlines, slow zones, or separated spaces—where appropriate.

7.1

Public Art and Cultural Identity Master Plan

A coordinated Public Art & Cultural Identity Master Plan—developed with local partners—will guide investments to ensure projects reflect the city's multicultural identity, foster welcoming spaces, and support community storytelling. The accompanying callout box, Place-Based Storytelling: Honoring Boardman's Past and Present, highlights community-driven ideas for integrating art, history, and interpretation throughout parks and public spaces.

Implementation actions:

- Partner with Boardman Community Development Association, the Chamber of Commerce, artists, schools, and cultural groups to plan, fund, and implement public art.
- Integrate decorative and interactive art into high-visibility park features, benches, surfacing, murals, and play areas. Emphasize youth-friendly designs that spark creativity and connection, especially in features like the splash pad and basketball court, drawing inspiration from creative precedents such as Basketball Courts of the World.
- Introduce rotating installations (story walks, temporary murals, seasonal exhibits, interpretive displays) to keep the experience fresh and community-driven.
- Ensure projects reflect Boardman's multicultural identity and helps foster inclusive, welcoming public spaces.

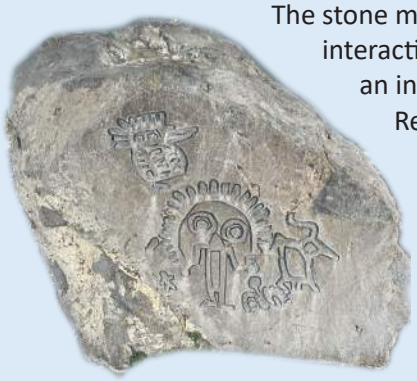
PLACE-BASED STORYTELLING

Boardman has a rich and evolving story—shaped by Indigenous heritage, agriculture, river navigation, industry, and the vibrant community that calls it home today. Community members shared ideas to celebrate this identity through place-based features that reflect local culture, elevate Indigenous voices, and invite discovery across generations.

Interpretive Opportunities on Foot and Water

Interpretive experiences can connect people to history through walking, biking, and paddleboarding. A paddleboard launch at the marina or "Hidden Gem Beach" could explore the submerged site of Old Boardman. Interpretive signage, trail markers, or a mobile app could share stories about river navigation, early settlement, and native ecology along land and water routes. The Columbia River Heritage Trail, with two existing signs and planned extensions, offers a foundation for expanded self-guided tours.

Refresh Day Use Park Cultural Exhibit



The stone monument area could be refreshed with shaded seating, native landscaping, interactive displays, and updated signage. The old fishing derby sign could be repurposed as an interpretive feature. Partnering with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) would support respectful interpretation of Indigenous history and cultural practices, including seasonal ceremonies, language integration, and place-based storytelling.

Story Walk and Youth Partnerships

A "Story Walk" in partnership with the Boardman Public Library could display pages of a children's book or local history along a trail. Schools and the SAGE Center could further contribute youth-led exhibits, oral histories, and digital storytelling to ensure Boardman's evolving identity continues to be told by the next generation.

Public Art Reflecting Cultural Identity

Murals, sculptures, and integrated elements—like painted courts, benches, and interactive play features—can enliven spaces and express Boardman's shared identity. Ideas such as the "Basketball Courts of the World" offer inspiration. Public art and signage should reflect the city's cultural richness with bilingual, inclusive design that celebrates both heritage and the present-day community.

Annual Heritage Festival

An annual "Boardman Heritage Days" event could celebrate the city's evolving story through music, storytelling, art, food, and cultural demonstrations. Community members suggested reviving a powwow or hosting seasonal ceremonies at the marina with tribal representatives—bringing people together in celebration and honoring Indigenous presence.

Immersive Learning in Everyday Spaces

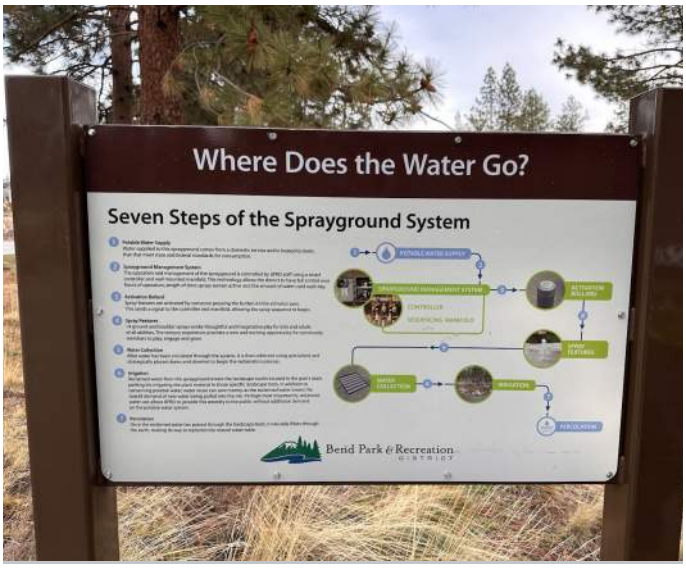
Viewing areas, cultural markers, and bilingual signage can celebrate Boardman's heritage and multicultural identity while also connecting visitors to the natural environment. Educational features such as pollinator gardens, demonstration plots, and wildlife viewing areas—paired with interpretive signage—can highlight local ecology and agriculture, weaving cultural and historical stories into everyday park experiences.

Park Furnishing Standards Study

Establishing consistent, durable, and accessible site furnishings will improve comfort, strengthen Boardman's visual identity, and reduce long-term maintenance costs. A coordinated study will define standards and siting guidance for all new development and replacement cycles across the park system.

Implementation actions:

- Create a unified "family" of site furnishings—benches, picnic tables, bike racks, trash receptacles, and shade structures— with consistent styles, materials, colors, and placement standards
- Apply ADA and universal design principles to all selections and layouts.
- Provide guidance on placement to maximize shade, comfort, and accessibility.
- Use standards for all future projects to streamline purchasing and improve maintenance efficiency.



Example of a "Family" of site furnishings (Apenglow Park, Bend, OR)

Existing Signage in Boardman

Wayfinding and Signage System

A unified signage system will help users navigate parks and trails, share rules and safety information, and reinforce Boardman's visual identity. The BCDA's investment in citywide signage provides a strong foundation for expanding a cohesive system across all public spaces.

Implementation actions:

- Develop a coordinated signage system for parks, trails, and public spaces with BCDA, the Chamber, and other partners.
- Install a consistent suite of sign types, including:
  - Monument signs at park entries and major facilities
  - Directional signage to parks, waterfront, and civic destinations.
  - Internal wayfinding signs for multi-feature parks
  - Trail markers with route names and distances
  - Regulatory signs for park hours, rules, and emergency contacts
  - Interpretive signage highlighting history, ecology, and culture
- Multilingual messaging to reflect community diversity and improve access.
- Accessible route indicators and emergency access points
- Incorporate new park names from the naming competition.
- Ensure all parks have accurate addresses on record for emergency services.

Future Amenities Requiring Siting

Community engagement identified several high-demand amenities that lack assigned sites. Selecting locations will require considering space, compatibility with surrounding uses, access to infrastructure, and opportunities for co-location with other recreational features.

Bike Skills Park

Natural-surface facility with progressive features, potentially integrated with trails.

Pump Track

A paved or dirt loop with banked turns and rollers for bicycles, skateboards, and scooters.

Skate Park

Concrete facility with ramps, bowls, and open skating space for multiple skill levels.

Pickleball Courts

Outdoor or indoor courts with potential for shared use. Noise impacts should be considered. BCDA is pursuing eight courts, creating partnership opportunities.

Soccer Fields

To meet median benchmarks, at least two fields are needed in the near term, with expansion to four within the next ten years to support league and tournament play (see Appendix F).

Diamond Fields (Softball/Baseball)

While current benchmarks are met, two additional fields will be needed by the ten-year horizon to maintain service levels (see Appendix F).

Implementation actions:

- Integrate location evaluation into future park planning, considering access, parking, noise, and proximity to neighborhood.
- Explore co-location opportunities (e.g., pump track next to bike skills park or skate park).
- Coordinate with developers and landowners to secure parcels, easements, or dedications.
- Confirm locations and design priorities with community input before finalizing.

Pump Track (Greenway Park, Portland, OR)

Pickleball Courts

Bike Skills Features

PARK PLANNING CHECKLIST

To support consistent, high-quality park design, the City and District will use a Park Planning Checklist as a working tool. This resource consolidates best practices identified through community input and technical review, covering topics such as play area design, furnishings, access and inclusion, safety and lighting, event infrastructure, and climate comfort. The checklist will serve as an internal reference for staff, consultants, and partners to ensure that all park improvements reflect system-wide priorities and community values. A summary is provided below; the full checklist is included in Appendix G.

Table 7-1: Park Planning Checklist

Category	Examples of Key Considerations
Play Areas	Separate age zones, accessible surfacing, shade
Park Furnishings & Site Amenities	Consistent standards, ADA-compliant, comfort, cultural identity
Access & Inclusion	Universal design, culturally inclusive features, ADA review
Infrastructure for Events & Daily Use	Power, water, Wi-Fi for events
RV Park & Campground	Trees, shade structures, cooling features
Sports & Active Recreation	Pathway lighting, clear sight lines, emergency info
Safety, Lighting & After-Hours Use	Field upgrades, avoid artificial turf, support amenities, evaluate new priorities
Indoor Recreation Facility Evaluation	Assess sites for indoor facility opportunities
Parkland Acquisition and Development	Evaluate opportunities to close service gaps through new land or expansion

Together, these system-wide initiatives and design standards establish the framework for future site-specific projects, which are detailed in Chapter 9.

Example Skate Park with beginner and intermediate features (Rassekh Park, Lake Oswego, OR)

8.1

08

SITE-SPECIFIC RECOMMENDATIONS

Building on the system-wide framework of the previous chapter, this section presents recommendations for individual parks and facilities. While system-wide strategies set the overall vision, site-specific projects respond to the opportunities and needs of each location. Tailored to assets owned and managed by the City and District, these recommendations reflect community priorities, staff input, and site observations, ranging from upgrades to existing parks to new development and acquisitions that improve connectivity and close service gaps.

CITY OF BOARDMAN PARKS AND FACILITIES

The following narrative list planned projects for parks and facilities owned and managed by the City of Boardman.

City Park

City Park is envisioned as the community's signature youth- and family-oriented park, offering expanded recreation, improved accessibility, and modernized amenities.

- Prepare a park master plan to guide phased improvements, circulation, parking, play areas, splash pad, and other community-requested upgrades
- Implement Phase 1 improvements, including a new splash pad, toddler play features, repairs to the existing play structure, sidewalks connecting park features, bike parking, parking upgrades, and site-wide ADA-compliant improvements
- Replace the play structure and surfacing with poured-in-place rubber surfacing, add a shade structure, update site furnishings and add a Story Walk along accessible pathways
- Upgrade restrooms
- Enhance recreation amenities with basketball court art and ongoing maintenance of fields and facilities

Figure 8-1: City Park

Example Splash Pad (Maple Street Park, Canby, OR)

Story Walk Panels in Spanish and English

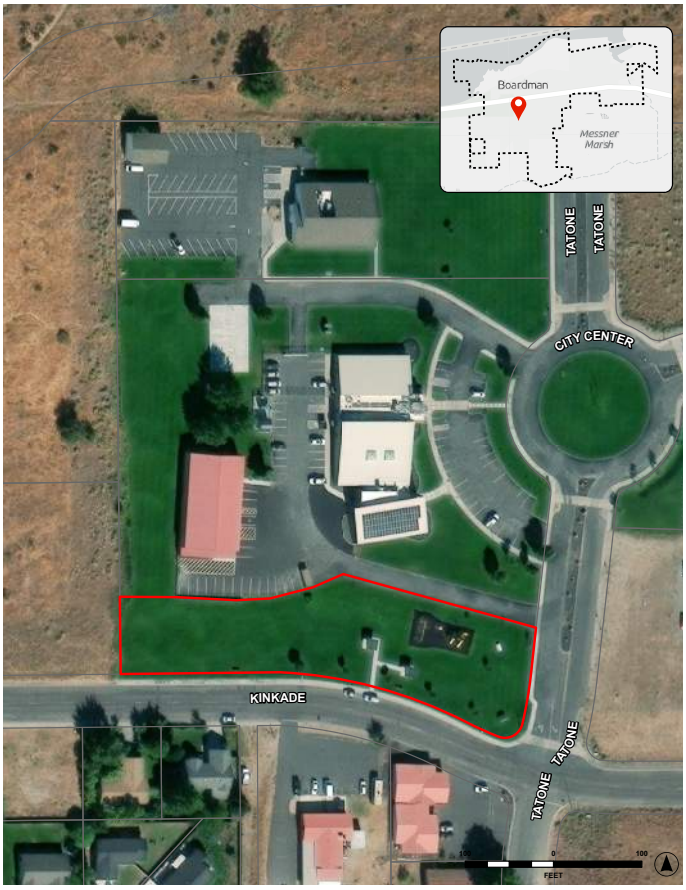
Upgrade Existing Restrooms

Tatone Park

Tatone Park will be upgraded to improve safety, site circulation, and recreation amenities while adding shade, comfort, and updated play opportunities. Planned projects are to:

- Adjust the park boundary and relocated the existing basketball court; construct a new multipurpose court
- Explore park expansion west as adjacent development occurs to enlarge park and more fully meet community-scale needs
- Upgrade play areas with a large shade structure, new equipment, poured-in-place surfacing, and toddler features (phased)
- Add landscaping, trees, bike parking, fencing along Kincaid, and updated site furnishings; consider activity features such as a large chess or checkerboard, a permanent table with chairs, or ping pong tables (e.g. Pioneer Park in Walla Walla)
- Construct sidewalks to connect major park features and parking areas
- Consider the site for pickleball courts if not installed elsewhere

Figure 8-2: Tatone Park



Toddler Play Example @ Cook Park (Tigard, OR)

Relocate existing basketball court

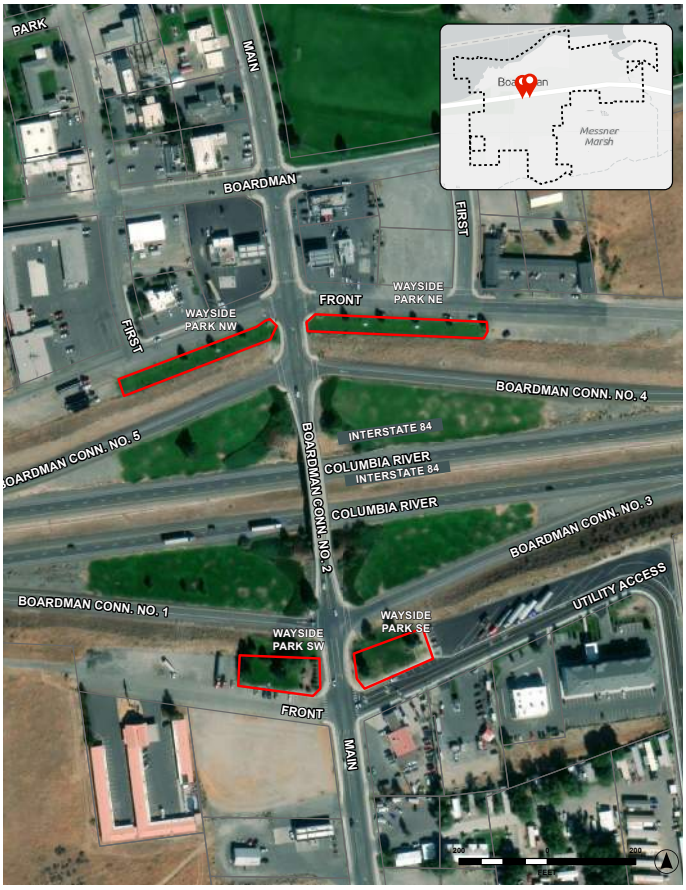
Shade Canopy Example at Southridge Sports and Events Complex (Kennewick, WA)

Wayside Parks

The four Wayside Parks serve as highway entry points and community gateways along I-84. Improvements will focus on enhancing landscaping, visitor amenities, and wayfinding to create a more welcoming and functional arrival experience. Most improvements will occur concurrent with adjacent street improvement projects. Planned projects are to:

- Upgrade parking and sidewalks in each quadrant, coordinated with surrounding street improvements
- Add covered picnic tables, benches, trash receptacles, and dog waste stations to improve comfort and usability
- Incorporate landscaping enhancements, including tree thinning and new plantings
- Install informational kiosks in the northeast and southeast quadrants to strengthen the parks' role as community gateways
- Add a transit stop at Main and Front Street
- Repair and preserve the historic gazebo at the southeast quadrant
- Restrict truck parking in the westbound parks (northern quadrants) to improve safety and usability

Figure 8-3: Wayside Parks



Refurbish Historic Gazebo @ Wayside Park SE

Example Historic Gazebo upgrades at Veterans Park; incorporates signage; open shelter

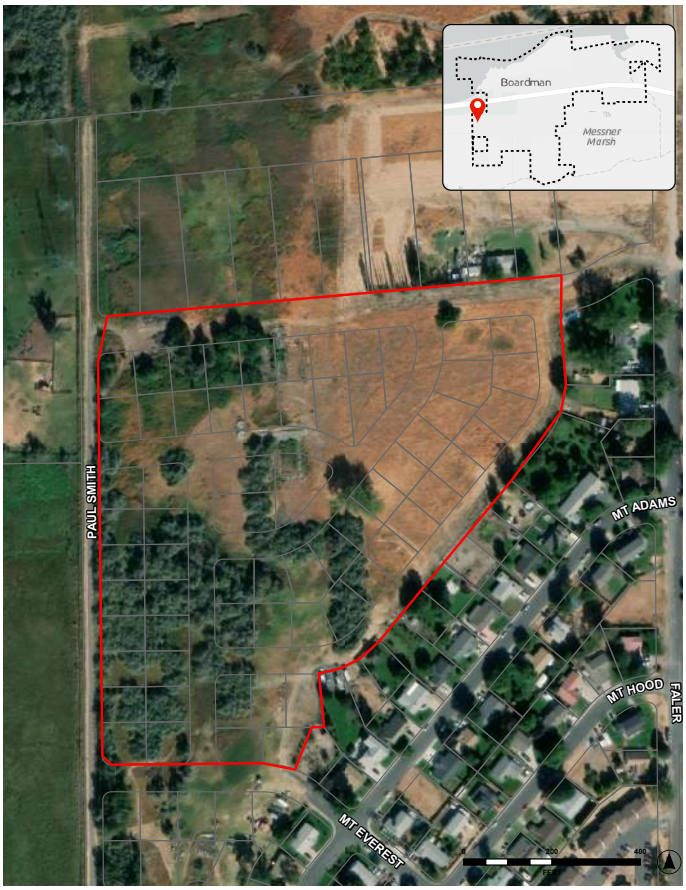
Example parking Improvements at Wayside Park SE

Sunset Park

Located on a large, undeveloped site at the edge of a growing residential area, Sunset Park is envisioned as a future sports complex and community destination. Development will fill a service gap by providing new recreation opportunities and accommodating community growth. Planned projects are to:

- Prepare a park master plan to determine the preferred site use and guide phased development. While some residents suggested limited housing, the clear majority strongly supported exclusive park use, consistent with the County-to-City land transfer and deed restriction (see deed copy in Appendix B.2).
- Extend Oregon Trail Boulevard and Paul Smith Road, and connect the site to the Heritage Trail at the BPA power line corridor
- Pursue funding for a sports complex with concessions, ball diamonds, soccer fields, play areas, and support facilities
- Implement Phase 1 park improvements as identified in the master plan and supported by available funding

Figure 8-4: Sunset Park



Sports Complex Example at Southridge Sports and Events Complex (Kennewick, WA) with concessions, sports fields, restrooms, play, and other park features

River Ridge Subdivision Parks

The River Ridge subdivision includes three neighborhood parks located within close proximity. Parque Los Niños and Meadowlark Park are existing open spaces situated one block apart, while Pájaro Azul Park is planned in a future subdivision phase. Together, they will form a connected neighborhood park system serving play, gathering, and open space needs.

Parque Los Niños

Parque Los Niños will be the neighborhood's primary active recreation space, complementing nearby Meadowlark Park. Planned projects are to:

- Develop **park** with play structures, a basketball court, shade elements, picnic facilities, walkways, and site furnishings
- Improve pedestrian safety and connectivity with crosswalks linking the two parks

Meadowlark Park

Meadowlark Park will emphasize passive recreation and open space, complementing the active programming at Parque Los Niños. Planned projects are to:

- Develop **park** with trees, benches, picnic facilities, walkways, and open greenspace preservation
- Improve pedestrian safety and connectivity with crosswalks linking the two parks

Pájaro Azul Park (Future)

Future phases of the River Ridge subdivision are required to dedicate two small neighborhood parks. The City is working with the developer to consolidate these dedications into a single site, anticipated to be approximately 0.75–1 acre. If consolidation is not achieved, the City will accept the two smaller parks as dedicated.

- Develop a consolidated neighborhood park of approximately 0.75-1 acre with amenities such as nature play, shaded gathering areas, and organically designed pathways.
- If consolidation is not achieved, develop two smaller neighborhood parks with limited amenities consistent with subdivision dedications.
- Implement community-proposed name for park.

Figure 8-5: Parque Los Niños

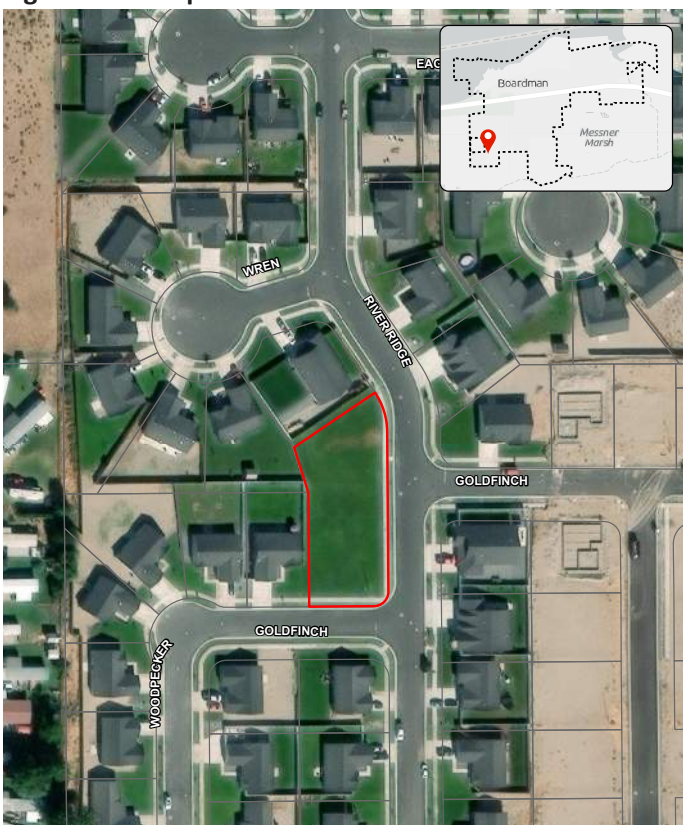
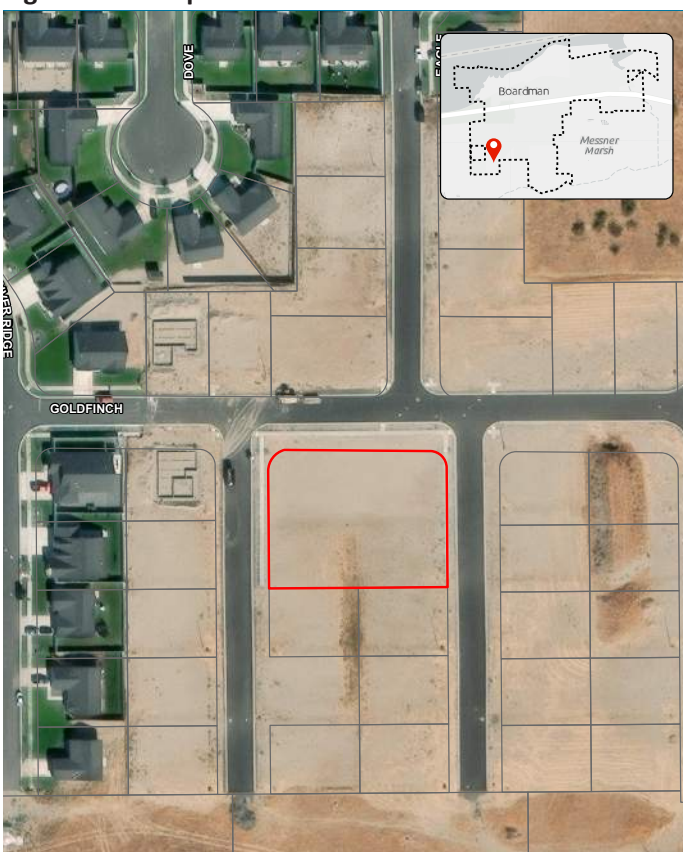


Figure 8-6: Parque Los Niños



Zuzu Park

Zuzu Park is a neighborhood park serving a growing residential area. Improvements will occur in phases, beginning with small public works projects, followed by preparation of a park master plan. Potential expansion may be explored in coordination with adjacent development to determine whether the site can accommodate additional community-requested features. Planned projects are to:

- Complete small public works upgrades including fencing, parking turnaround, lighting, and basic site furnishings
- Prepare a park master plan to evaluate expansion opportunities and community-requested amenities
- If feasible, implement expansion with new features such as nature play, volleyball, a baseball field, and other site amenities as development allows

Figure 8-7: Sunset Park

Nature Play Example (Vancouver, WA)

Parque Cultural & Power Trail Park

The Parque Cultural–Power Trail Park Corridor is envisioned as a continuous linear park and trail system from Skoubo Lane and Laurel Lane, running below the BPA transmission lines just south of I-84. Parque Cultural extends west of Main Street and Power Trail Park east. Though named separately for identity and wayfinding, the two segments function as one unified greenway connecting neighborhoods, civic sites and recreation destinations such as Tatone Park, Sunset Park, Zuzu Park, and the Senior Center, while forming a critical segment of Boardman's long-distance trail system. Planned projects are to:

- Secure additional dedications and easements to complete the corridor. Explore acquisition of adjacent parcels to allow for additional amenities restricted under the power lines.
- Develop a continuous greenway with trails, rest areas, interpretation, art and signage coordinated with the system-wide Trail Master Plan
- Relocate Front Street dog park and improve with restroom (relocated from Splash Pad), parking, shade, seating, and signage (Power Trail Park)
- Incorporate recreation features such as a bike skills park, pump track, and story walk if not located elsewhere
- Coordinate corridor planning with roadway extensions, County Heritage through Parque Cultural, and other public infrastructure
- Implement vegetation management practices to reduce wildfire risk and maintain safe, clear access

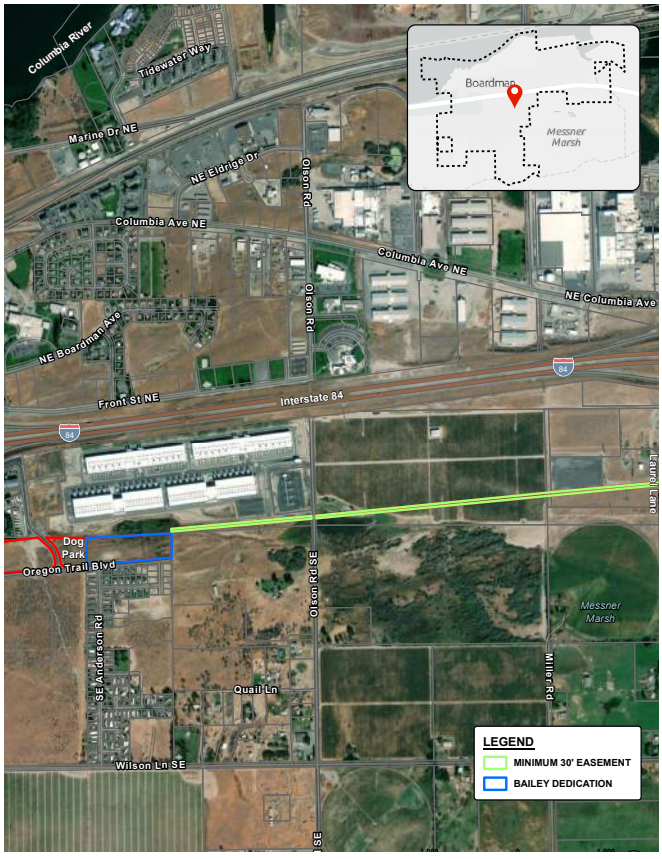
Development Restrictions

Development within Bonneville Power Administration (BPA) transmission corridors is subject to BPA review and clearance standards. All design elements must be coordinated with BPA early in design to confirm allowable uses. In Boardman, the southern portion of the Park Blocks corridor contains 500 kV lines with the most restrictive limitations, while the northern portion contains 230 kV lines with somewhat more flexibility.

- Potentially Allowable (with review): Low-profile uses such as trails, signage, site furnishings, and vegetation management for fire mitigation—subject to BPA confirmation.
- Typically Prohibited: Permanent buildings, tall structures (e.g., play features, poles, or lighting that exceed BPA height limits), excavation near tower footings, and vegetation capable of reaching the lines.
- Clearances & Access: Minimum vertical and horizontal clearances must be confirmed with BPA for both 230 kV and 500 kV lines. Emergency and maintenance routes must remain unobstructed year-round.

Figure 8-8: Parque Cultural (West of Main Street)

Figure 8-9: Power Trail Park (East of Main Street)



Northeast Boardman Neighborhood Park

The City has recently acquired two properties in Northeast Boardman that provide an opportunity to establish a future neighborhood-serving park. This investment is particularly important given the planned decommissioning of the nearby soccer field, skate park, and splash pad as development occurs. Together, these sites can help offset the loss of existing facilities and address a recreation service gap in the area.

Note: *Figure 8-10 illustrates one of the recently acquired City-owned properties in northeast Boardman. The full extent of City acquisitions includes additional nearby parcels intended to support multiple future uses. Only a portion of this site may ultimately be dedicated for neighborhood park development.*

Recommended actions are to:

- Dedicate a minimum 1-acre for permanent park use.
- Provide community gathering areas and multi-age play opportunities
- Establish safe pedestrian and trail connections to surrounding neighborhoods and development

Figure 8-10: Potential Neighborhood Park Site – Northeast Boardman

BOARDMAN PARK AND RECREATION DISTRICT FACILITIES

The following narrative list planned projects for parks and facilities owned and managed by the Boardman Park & Recreation District.

Heritage Trail Spur @ Waterfront

The Heritage Trail spur will be improved to expand connectivity, add amenities, and update aging facilities for trail users. Planned projects are to:

- Extend the trail to close existing gaps and improve connections.
- Widen the trail surface to better accommodate multiple user types.
- Implement comprehensive maintenance, including pavement repairs an sealing, bridge replacement, and vegetation management.
- Add user amenities such as rest stops with seating and picnic tables, interpretive features, and upgraded fitness stations with accessible access.

Day Use Park

Day Use Park will continue to serve as Boardman's flagship waterfront park, blending cultural interpretation, river access, sports facilities, and community gathering spaces. Planned improvements will enhance visitor comfort, expand play opportunities, and improve access to the water. Planned projects are to:

- Enhance cultural displays, including upgrades to the existing monument area and new interpretive signage such as "Old Boardman"
- Improve access to water and site features through an accessible watercraft launch and connected pathways
- Improve access and address shoreline erosion at Hidden Gem Beach
- Enhance play areas with a new toddler play zone, upgraded play structure, and poured-in-place surfacing
- Add three picnic shelters with BBQs, tables, and accessible trail connections
- Replace and expand the restroom building with unisex/family units and a small rental facility, and add a rinse station nearby
- Relocate six RV parking spaces with utility hookups.
- Complete maintenance upgrades including sports field improvements, volleyball court restoration, shoreline cleanup, wildlife management, vegetation control, site furnishing replacements, safety features, and pavilion pavement replacement.

Figure 8-11: Day Use Park

Accessible watercraft launch

Marina Park

Marina Park is envisioned as a more accessible and connected waterfront destination that balances boating, fishing, and community recreation. Improvements will focus on closing trail gaps, expanding recreation opportunities, and upgrading core facilities. Planned projects are to:

- Reconfigure existing boat docks into an “E” shape by extending the western dock and removing the middle and eastern docks
- Construct an ADA-compliant fishing pier with low railings and a direct accessible path connection
- Extend the trail across the marina frontage to connect with the existing waterfront path
- Develop a new skatepark
- Reuse the historic Fishing Derby sign as a photo point and upgrade the wood bulletin board
- Expand stone Parking Lot #7 to support events and waterfront use
- Build a secure boat storage facility for public safety vessels and rentals

Figure 8-12: Marina Park

Bulletin Sign Example

Accessible Fishing Pier Example

Boat Storage Facility Building Example

RV Park & Campground

The RV Park & Campground requires expansion and modernization to continue serving visitors, residents, and temporary workforce housing. Planned improvements will increase capacity, upgrade facilities, and diversify amenities. Planned projects are to:

- Replace the main restroom with a modern, ADA-compliant facility including laundry service
- Expand campground in two locations — west of Day Use Park (17 RV, 3 tent sites) and east of the existing campground (29 RV, 15 tent sites) — with utility extensions and support facilities including restrooms, showers, and laundry
- Upgrade existing campsites and furnishings, including ADA-compliant site retrofits, picnic table replacement, benches, receptacles, and wind fence repairs
- Add new recreation amenities such as a pump track, small fenced dog park, and a community Little Library booth
- Construct a rental shop facility for paddleboards, kayaks, fishing gear, and safety equipment (alternate siting possible at Day Use Park)
- Remodel the District Office with a second-story addition

Figure 8-13: RV Park & Campground

Signage Example (Stubb Stewart State Park, OR)

Accessible Tent Camping

Sailboard Beach

Sailboard Beach will be improved to serve as a more attractive day-use destination with comfort amenities, accessible facilities, and safer shoreline access. Planned projects are to:

- Add two covered picnic tables (to match City standard)
- Install a permanent ADA-compliant restroom with improved parking
- Enhance shoreline access and address erosion with non-permanent stabilization measures

Figure 8-14: Sailboard Beach

Covered Picnic Table (City Standard)

Example Restroom

Sailboard Beach Disc Golf Course

The Sailboard Beach Disc Golf Course will be improved to enhance player comfort and adjust the layout to accommodate campground expansion. Planned projects are to:

- Add benches at tee and basket locations across the course, consolidating where feasible
- Relocate four holes (#11, 16–18) south of Marine Drive to accommodate RV Campground expansion

Figure 8-15: Sailboard Beach Disc Golf Course

8.2

8.3

Boardman Pool & Recreation Center

The Boardman Recreation Center is the District's primary indoor hub for fitness, sports, and community programming. Expanding the facility is a critical need to meet community demand and support future growth. Planned projects are to:

- Complete a facility expansion master plan
- Renovate and expand the building with tiered north parking, weight room expansion, aerobics room addition, an enlarged party room, and a relocated rock climbing wall

Figure 8-16: Boardman Pool & Recreation Center

Relocate Climbing Wall to Enlarge Party Room

Enlarge Weight Room & Aerobics Room

Cover Outdoor Patio

LEVEL OF SERVICE – 2035 OUTLOOK

This Master Plan focuses on planned City and District projects through 2035. Port of Morrow parklands are included in LOS calculations at their current condition; potential future Port improvements are not reflected in projections. When planned City, District, and existing Port parkland are combined, the system will achieve several important Level of Service (LOS) successes while still facing notable gaps. The updated LOS map (Figure 8-1) illustrates how future service areas expand with new facilities and connections.

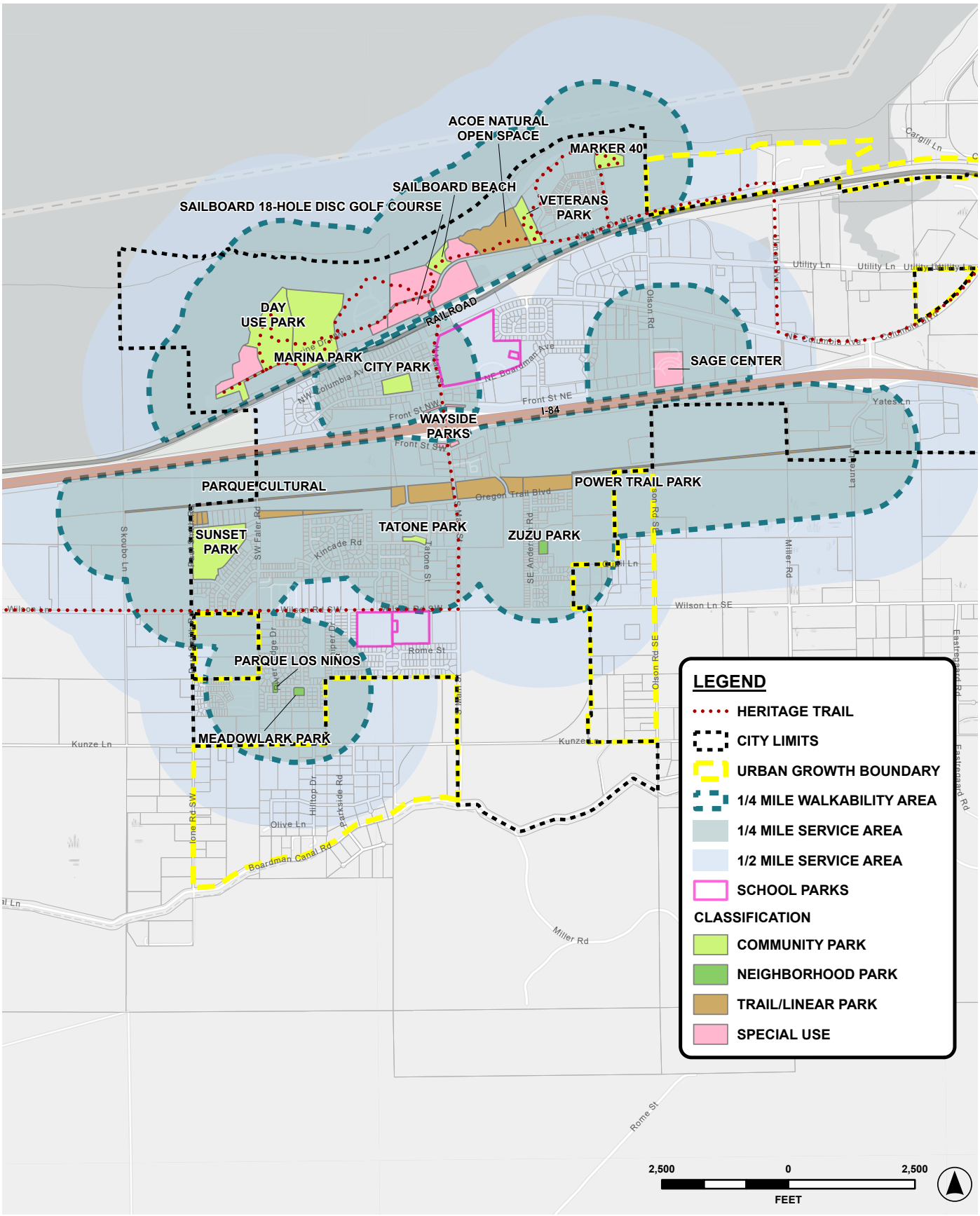
Successes by 2035

- **Parkland Supply:** With 154.7 acres of developed parkland, Boardman is projected to achieve 14.8 acres per 1,000 weighted service population (10,450) and 17.1 acres per 1,000 residential population (9,039) by 2035. This meets NRPA benchmarks but falls slightly below the local target of 15 acres per 1,000 weighted service population set in Chapter 5. Projected parkland supply does not include approximately two acres of anticipated future dedications—one each in River Ridge Subdivision (Pájaro Azul Park) and Northeast Boardman—which would bring the total to roughly 156.7 acres and allow the City to meet its LOS target.
- **Playgrounds:** The system will add new sites and improve distribution, continuing to exceed national ratios.
- **Pickleball courts:** The BCDA-proposed eight-court complex will more than meet demand, positioning Boardman as a regional destination.
- **Basketball and aquatics:** Indoor courts and the competitive pool will continue to exceed benchmarks and remain key strengths.
- **Dog park, splash pad, disc golf, and volleyball:** All will meet or exceed benchmarks with planned expansions.
- **LOS coverage:** New neighborhood parks (e.g., River Ridge Subdivision parks and Sunset Park) will reduce service gaps in growing subdivisions, expanding mapped access south of I-84.

Remaining Deficiencies

- **Trails:** Planned mileage results in a 5.3 mile trail network, still at the lower end of the 4–10 mile benchmark.
- **Soccer fields:** Two regulation field are planned with the construction of Sunset Park, but demand will still outpace supply —an additional two fields will be needed to meet benchmark ratios. Soccer remains the most significant unmet facility need, and delivery of the planned fields depends on Sunset Park funding, which may extend beyond the 10-year horizon.
- **Diamond Fields:** With the addition of two fields at Sunset Park, diamond field ratios are projected to meet benchmarks. However, these improvements are also tied to Sunset Park funding and may not be realized within the 10-year planning period.
- **Tennis courts:** Remain entirely absent as a recreational option.
- Camping: Facilities will expand, but seasonal workforce housing and tourism will continue to strain capacity.
- **Youth facilities:** Planned investments will help, but youth recreation needs will require ongoing attention.
- **Indoor recreation space:** The Recreation Center's pool and gym remain core strengths, but total indoor capacity is insufficient for community needs. Ongoing scheduling conflicts between basketball, volleyball, and pickleball reflect the lack of flexible, multi-use space. Shared-use agreements with the Field House and local schools could help relieve pressure, but these will not meet demand for expanded indoor facilities.
- **Equity gaps:** Northeast and south Boardman neighborhoods, including mobile home and multifamily areas, will still face limited walkable access without additional parkland. While some acquisitions are planned, they do not include true community-scale parks, so access gaps will remain without further investment.
- **South Boardman:** There are few suitable sites within current city limits to address access gaps for existing neighborhoods in South Boardman. Planned neighborhood parks in the River Ridge development will improve local access but will not provide the larger, community-serving park needed in this area. While land is available within the UGB, the City currently cannot build parks outside its limits, so future annexation and land acquisition will be required to develop a community park (minimum 4 acres) to serve South Boardman.
- **Northeast Boardman:** As growth occurs—particularly with new multifamily housing—the City should plan for acquisition of a community-scale park. Small private open spaces will not substitute for a larger, centrally located park that serves the broader neighborhood.

Figure 8-1: LOS Mapping – Proposed Multi-Provider Facilities



9.1

09

IMPLEMENTATION & FUNDING STRATEGY

Implementation turns vision into action by ensuring plan ideas become real improvements. Without clear priorities and funding strategies, even the best plans risk sitting on a shelf. Chapter 9 provides the roadmap for carrying out recommendations: showing how projects are prioritized, presenting the Capital Improvement Plan (CIP), identifying funding sources, and establishing a framework for tracking progress so the City and District can invest strategically and keep pace with community needs.

PRIORITIZATION & PHASING FRAMEWORK

Because community needs exceed available resources, projects must be both prioritized and phased. This combined framework ensures that early investments address the most pressing needs while positioning the system for long-term growth. Projects are ranked as High, Medium, or Low priority, which also aligns with their anticipated phasing:

- **High Priority (Near-Term: 0–5 Years / FY 2026–2030):** Projects with broad public support, secure ownership, or urgent maintenance needs. This phase also emphasizes connectivity, adding amenities to underdeveloped greenspaces, relocating displaced features, and advancing system-wide planning for consistency.
- **Medium Priority (Mid-Term: 6–10 Years / FY 2031–2035):** Projects requiring additional design, permitting, or coordination, often tied to larger expansions, phased development, or adjacent infrastructure and land acquisition/dedication.
- **Low Priority (Long-Term: 10+ Years / FY 2036 and beyond:** Projects with lower community or staff priority, often dependent on site identification, major funding, or representing enhancements that can follow more urgent needs

Project ranking reflects multiple factors, including:

- Community Input: Projects strongly supported by residents.
- LOS Findings: Addresses documented gaps in access or quality.
- Safety & Compliance: Corrects hazards or meets legal standards.
- Feasibility & Readiness: Sites with clear City/District ownership or completed design work.
- Cost & Impact: Provides broad benefit relative to cost or can be bundled efficiently.
- Partnerships & Funding: Leverages grants, contributions, or timing with external funding opportunities.
- **Sustainability:** Reduces long-term maintenance or increases system resilience.

Staff and the Public Advisory Committee applied the framework to develop an initial project list, which was refined through community input—elevating several projects where strong public support was expressed. This framework provides the foundation for the Capital Improvement Plan (CIP) tables, which summarize all system-wide, District, and City projects by site, cost, and priority/phase. Detailed project descriptions are included in Appendix I.

PLANNED PROJECTS

The Capital Improvement Plan (CIP) applies this framework to guide investments through 2035. It includes both system-wide initiatives and site-specific improvements, presented in three tables: Table 9.1 (System-Wide Projects), Table 9.2 (District Projects), and Table 9.3 (City Projects). Each entry lists the site, project type— (S) System improvement, (P) Park Improvement, (D) Park Development, or (A) Acquisition—along with a description, cost, and priority level.

Cost estimates are planning-level only, intended to provide order-of-magnitude guidance for decision-making and grant applications. As projects move into design and construction, estimates will require refinement. Detailed project descriptions and the full CIP framework are provided in Appendix I.

Table 9.1: System-Wide Projects

Project ID	Site	Project Description	Cost	Priority
S1	System	Public Art & Cultural Identity Master Plan	$110,250	Low
S2	System	Trail Master Plan	$65,500	Medium
S3	System	Park Furnishing Standards	$33,300	High
S4	System	Wayfinding & Signage System (per sign)	$133,200	High
		Monument Sign (per sign)	$13,800	
		Information Kiosk (per sign)	$6,900	
		Interpretive Sign (per sign)	$4,140	
		Directional Sign / Regulatory Sign (per sign)	$1,380	
		Trail Marker / Accessible Route Indicator (per sign)	$690	
S5.1	System	Future Amenities Requiring Siting - Bike Skills Park	$225,975	Medium
S5.2	System	Future Amenities Requiring Siting - Pump Track	$451,950	Medium
S5.3	System	Future Amenities Requiring Siting - Skate Park	$4,389,564	Medium
S5.4	System	Future Amenities Requiring Siting - (4) Pickleball Courts*	$382,950	High
S5.5	System	Future Amenities Requiring Siting - (2) Soccer Fields*	$1,531,800	High
S5.6	System	Future Amenities Requiring Siting - (1) Softball Field*	$1,148,850	High

**Pricing for pickleball courts and soccer fields assumes multiple conjoined play areas. Pricing may fluctuate based on the final number*

Table 9.2: District Projects

Project ID	Site	Project Description	Cost	Priority
P1.1	Heritage Trail Spur	Trail Extension Across Marina	$269,980	High
P1.2	Heritage Trail Spur	Trail Extension Along South Side of Marine Drive	$799,887	High
P1.3	Heritage Trail Spur	Trail Extension Using Existing Roadway	$73,526	High
P1.4	Heritage Trail Spur	Trail Extension Near Hidden Gem Beach	$363,324	High
P1.5	Heritage Trail Spur	Trail Rest Stops and Interpretive Signage	$133,075	High
P1.6	Heritage Trail Spur	Trail Maintenance	$533,802	High
P1.7	Heritage Trail Spur	Trail Widening	$787,478	Medium
P1.8	Heritage Trail Spur	Exercise Station Replacement	$47,455	Medium
P1.9	Heritage Trail Spur	Pedestrian Bridge Replacement	$287,213	High
P2.1	Day Use Park	"Old Boardman" Interpretive Area Improvements	$43,108	Medium
P2.2	Day Use Park	Cultural Display Enhancements (with CTUIR Coordination)	$120,438	Medium
P2.3	Day Use Park	Accessible Watercraft Launch with Transfer Mat and Rollout Mat	$199,988	Medium
P2.4	Day Use Park	Picnic Table Shelter Additions	$427,093	High
P2.5	Day Use Park	Restroom Building Replacement and Expansion (Unisex/Family Unit + Rental Facility)	$1,191,453	Medium
P2.6	Day Use Park	Toddler Play Area Addition with PIP Surfacing	$236,472	High
P2.7	Day Use Park	Rinse Station	$16,948	Medium
P2.8	Day Use Park	Maintenance: Ballfields, Courts, Beach, Surfacing and Site Furnishings	$243,046	Medium
P2.9	Day Use Park	RV Parking Relocation with Utility Hookups	$186,429	High
P2.10	Day Use Park	Play Structure Replacement with PIP Surfacing Upgrade	$503,206	Medium
P2.11	Day Use Park	Hidden Gem Beach Access Improvements and Streambank Erosion Protection	$70,654	Medium
P3.1	Marina Park	Dock #2 Expansion and Reconfiguration	$3,110,083	Medium
P3.2	Marina Park	New Skate Park Facility (Location Alternative)	See System Projects for costs	Low
P3.3	Marina Park	Fishing Derby Sign Adaptive Reuse & Bulletin Sign Upgrades	$9,334	High

Table 9.2: District Projects (continued)

Project ID	Site	Project Description	Cost	Priority
P3.4	Marina Park	ADA Fishing Platform and Trail Connection	$569,005	Medium
P3.5	Marina Park	Parking Expansion (Lot #7)	$3,446,550	High
P3.6	Marina Park	Boat Storage Facility (10 - Boat Capacity	$3,792,162	High
P4.1	RV Park & Campground	Restroom Replacement (Main)	$1,514,033	Medium
P4.2	RV Park & Campground Expansion (East)	RV Park & Campground Expansion (East)	$13,190,251	Medium
P4.3	RV Park & Campground Expansion (West)	RV Park & Campground Expansion (West)	$5,906,083	Medium
P4.4	RV Park & Campground	Pump Track	See System Projects for costs	High
P4.5	RV Park & Campground	Maintenance & Furnishing Upgrades	$227,951	Medium
P4.6	RV Park & Campground	ADA Campsite Upgrades	$101,689	Medium
P4.7	RV Park & Campground	Small Dog Park	$56,494	Medium
P4.8	RV Park & Campground	Rental Shop Facility	$423,703	High
P4.9	RV Park & Campground	Little Library Booth	$1,915	Medium
P4.10	RV Park & Campground	District Office Remodel	$1,988,580	Medium
P5.1	Sailboard Beach	Covered Picnic Tables	$28,721	High
P5.2	Sailboard Beach	Water Access and Bank Stabilization	$79,079	High
P5.3	Sailboard Beach	Restroom and Parking Improvements	$790,913	Medium
P6.1	Sailboard Beach Disc Golf Course	Course Bench Additions	$91,287	Low
P6.2	Sailboard Beach Disc Golf Course	Disc Golf Hole Relocation	$39,392	Medium
P7.1	Boardman Pool & Recreation Center	Recreation Center Expansion Master Plan	TBD	High
P7.2	Boardman Pool & Recreation Center	Recreation Center Renovations & Expansion	$16,089,420	Medium

Table 9.3: City Projects

Project ID	Site	Project Description	Cost	Priority
Park Improvement Projects				
P1.1	City Park	Park Master Plan	$151,500	High
P1.2	City Park	Phase 1 Improvements:	$1,429,696	High
P1.3	City Park	Story Walk	$57,443	High
P1.4	City Park	Parking Improvements	$516,983	High
P1.5	City Park	Restroom Upgrades	$33,896	Medium
P1.6	City Park	Play Structure Replacement	$482,457	Medium
P1.7	City Park	Basketball Court Art	$67,793	Medium
P1.8	City Park	Maintenance Projects	*Internal Public Works Project*	Ongoing
P2.1	Tatone Park	Multipurpose Court	*Internal Public Works Project*	High
P2.2	Tatone Park	Shade Structure	$132,118	High
P2.3	Tatone Park	Landscape & Amenities	$379,121	High
P2.4	Tatone Park	Pickleball Courts	*See Project Cost w/ System Projects*	High
P2.5	Tatone Park	Play Structure Replacement	$310,716	Medium
P2.6	Tatone Park	Site Furnishings	$59,657	Medium
P2.7	Tatone Park	Sidewalk & Circulation Improvements	$45,195	Medium
P3.1	Wayside Parks	Wayside Park (Eastbound - SW Quadrant)	*Internal Public Works Project*	High
P3.2	Wayside Parks	Wayside Park (Westbound - NE Quadrant\)	*Internal Public Works Project*	High
P3.3	Wayside Parks	Wayside Park (Eastbound - SE Quadrant)	$26,998	High
P3.4	Wayside Parks	Wayside Park (Westbound - NW Quadrant)	*Internal Public Works Project*	Medium
Park Development Projects				
D1.1	Sunset Park	Park Master Plan	$166,500	High
D1.2	Sunset Park	Infrastructure Improvements	Internal Public Works Project	High
D1.3	Sunset Park	Sports Complex Funding	Internal Public Works Project	Medium

Table 9.3: City Projects (continued)

Project ID	Site	Project Description	Cost	Priority
D1.4	Sunset Park	Phase 1 Improvements	$17,716,440	High
D2.1	Parque Los Niños	Parque Los Niños Development	$382,950	High
D2.2	Parque Los Niños	Pedestrian Crosswalk	*Internal Public Works Project*	High
D2.3	Meadowlark Park	Meadowlark Park - Initial Improvements	*In Current Budget*	High
D2.4	Meadowlark Park	Meadowlark Park - Expanded Development	$225,975	Medium
D2.5	Pájaro Azul Park	Pájaro Azul Park (Acquisition & Development)	$1,355,850	Medium
D3.1	Zuzu Park	Small Public Works Projects	*Small Public Works Project*	High
D3.2	Zuzu Park	Park Master Plan	*In Current Budget*	Medium
D3.3	Zuzu Park	Expansion and Development	$1,694,813	Medium
D4.1	Power Trail Park	Dog Park Development	In Current Budget	High
D4.2	Parque Cultural & Power Trail Park	Trail Development	$2,872,125	High
D4.3	Parque Cultural & Power Trail Park	Vegetation Management	$298,701	High
D4.4	Power Trail Park	Street Extensions	Public Works Project	Medium
D4.5	Parque Cultural & Power Trail Park	Bike Skills Park	See Project Cost w/ System Projects	Medium
D4.6	Parque Cultural & Power Trail Park	Pump Track	See Project Cost w/ System Projects	Medium
D5.1	NE Boardman	Land Acquisition - NE Boardman	$1,436,063	High
Park Acquisition Projects				
A1.1	Parque Cultural	Land Acquisition - Chaparral and Bailey Park Developments	Dedication in Process	High
A1.2	Parque Cultural & Power Trail Park	Land Acquisition - Corridor Completion	Appraised value at time of acquisition	High

FUNDING REQUIREMENTS & STRATEGIES

Tables 9.4–9.6 summarize planned projects by site and phasing period (near-, mid-, and long-term), providing an overview of cumulative funding needs through 2035.

Table 9.4 System-Wide Planned Projects and Prioritization Schedule

Project ID	Project Title	Near-Term (FY 2026-2030)	Mid-Term (FY 2031-2035)	Long-Term (FY 2036 +)
S1	Public Art & Cultural Identity Master Plan			$110,250
S2	Trail Master Plan		$65,500	
S3	Park Furnishing Standards	$33,300		
S4	Wayfinding & Signage System (Planning Only)	$133,200		
S5	Future Amenities Requiring Siting	$3,063,600	$5,067,489	
	TOTAL	**$3,257,010**	**$5,132,989**	**$110,250**

Table 9.5 City Planned Projects and Prioritization Schedule

Project ID	Project Title	High (FY 2026-2030)	Mid-Term (FY 2031-2035)	Long-Term (FY 2036 +)
P1	City Park	$2,155,621	$584,145	$0
P2	Tatone Park	$821,954	$104,852	$0
P3	Wayside Parks	$26,998	$0	$0
D1	Sunset Park	$0	$17,716,440	$0
D2	Parque Los Niños, Meadowlark Park & Pájaro Azul Park	$382,950	$1,581,825	$0
D3	Zuzu Park	$0	$1,694,813	$0
D4	Parque Cultural & Power Trail Park	$3,170,826	$0	$0
D5	NE Boardman Community Park	$1,436,063	$0	$0
A1	Parque Cultural & Power Trail Park	Appraised value at time of acquisition		
	TOTAL	**$7,994,411**	**$21,682,075**	**$0**

Table 9.6 District Planned Projects and Prioritization Schedule

Project ID	Project Title	High (FY 2026-2030)	Mid-Term (FY 2031-2035)	Long-Term (FY 2036 +)
P1	Heritage Trail Spur	$2,460,806	$834,932	$0
P2	Day Use Park	$670,609	$2,525,117	$43,108
P3	Marina Park	$7,248,047	$3,679,088	$0
P4	RV Park & Campground	$229,866	$23,180,832	$0
P5	Sailboard Beach	$107,800	$790,913	$0
P6	Sailboard Beach & Disc Golf Course	$0	$39,392	$91,287
P7	Boardman Pool & Recreation Center	$0	$16,089,420	$0
	TOTAL	**$10,717,128**	**$47,139,694**	**$134,395**

PRIMARY FUNDING SOURCES

The City of Boardman and the Boardman Park & Recreation District each maintain core funding sources that provide the foundation for capital investment.

General Fund & City SDCs

The City allocates resources from its General Fund to support park activities, which include repairs and maintenance. A Parks Fund will be implemented next fiscal year with the General Fund still being the primary funding source. The City is also and is considering a Park System Development Reserve Fund supported by future System Development Charges (SDCs). Policy updates—such as SDC adoption and parkland dedication requirements—will also be critical to ensure that future growth contributes fairly to parkland acquisition and development. See Chapter 11 for further discussion of both topics.

District Property Tax Levy & Revenue Sources

The District relies on a permanent property tax levy, revenues from the campground and recreation center and grants, donations and sponsorships as their largest sources of revenue. Community survey results also indicate majority support for a District bond measure, which could fund major projects such as a recreation center or campground expansion.

OTHER PARTNERSHIP & FUNDING SOURCES

Beyond these local sources, a variety of supplemental strategies—including grants, tourism revenues, partnerships, philanthropy, and community giving—will be essential. A detailed catalog of funding strategies is provided in Appendix J.

Grants

State and federal grant programs will continue to be essential for park acquisition, development, and trail improvements. Programs such as the Oregon Local Government Grant Program, Land and Water Conservation Fund, and Recreational Trails Program provide significant opportunities when paired with local match funding.

Tourism Revenues

Transient Room Tax (TRT) revenues collected by the City, and Transient Lodging Tax (TLT) revenues collected by Morrow County, can be applied to tourism-related park projects. Regional programs such as Eastern Oregon Visitors Association (EOVA) grants also provide funding for outdoor recreation and visitor-serving amenities.

Partnerships

Strong partnerships are critical to implementation. The Port of Morrow, local industries, and regional employers can contribute land, in-kind support, and funding through Community Service Fees (CREZ III). Regional and state agencies support trail and waterfront connectivity, while schools extend recreation opportunities through shared-use agreements. Civic groups such as the library, BCDA, and Chamber of Commerce help deliver programming and cultural initiatives, and community members contribute through volunteer service, leadership, and grant assistance.

Private & Philanthropic Support

Private foundations and charitable funds—including the Ford Family Foundation, Meyer Memorial Trust, Oregon Community Foundation, and Wildhorse Foundation—offer competitive grant opportunities for recreation, cultural heritage, and community health initiatives. Corporate philanthropy, such as the Amazon Eastern Oregon Community Fund, provides additional potential.

Local Fundraising and Community Giving

Community contributions remain an important complement to public funding. Donations, sponsorships, and volunteer initiatives can help deliver visible amenities such as benches, trails, and play features while fostering stewardship. Fundraising events and “adopt-a-park” programs provide opportunities for businesses and residents to invest directly in their community’s park system.

MONITORING & UPDATES

Together, the prioritization framework, CIP tables, and funding strategies form a roadmap for implementation. To remain effective, this roadmap must be actively monitored and updated as conditions evolve. The Implementation Plan is intended as a living document—flexible enough to adapt to new opportunities, shifting priorities, and community growth. Recommended practices include:

- **Annual Review:** Reevaluate project status during budget cycles, adjusting costs, phasing, and schedules to reflect progress and inflation.
- **Progress Tracking:** Maintain a clear record of completed, ongoing, and deferred projects to support transparency.
- **Adaptive Prioritization:** Adjust timelines as land, funding, or partnerships become available.
- **System Reassessment:** Revisit service levels and system needs every five years.
- **Plan Renewal:** Complete a full Master Plan update within ten years.

Consistent monitoring and transparent reporting will help build trust, demonstrate progress, and ensure that Boardman’s parks keep pace with growth and community needs.

10.1

10

MAINTAINING A RESILIENT PARK SYSTEM

Maintaining a resilient park system requires more than new investment. Parks, trails, and facilities must remain safe, welcoming, and functional as Boardman grows. Both the City and District provide daily stewardship, but success depends on consistent care of existing assets alongside new improvements. This chapter reviews current challenges, organizational capacity, staffing and funding benchmarks, and system-wide strengths and weaknesses, outlining steps to shift from reactive upkeep to proactive management. Detailed operational findings and recommendations are provided in Appendix H.1.

STRENGTHS AND OPPORTUNITIES

The City and District demonstrate resourcefulness and have important assets to build upon. These strengths reflect the commitment of staff and community partners, creating a foundation for change. With careful coordination, they provide opportunities to expand capacity, secure new resources, and sustain future growth.

- **Resourceful Staffing:** The District extends capacity through student employment, seasonal staff, and its partnership with the Port of Morrow's Columbia Works program to recruit maintenance interns and youth lifeguards.
- **Cultural Inclusion:** Employing bilingual staff supports inclusive program delivery and ensures services are accessible to families and youth.
- **Dedicated Funding Mechanisms:** The City has a municipal parks fund, while the District reinvests revenues from the campground and recreation center.
- **Maintenance Support Contracts:** Since 2025, the City has supplemented Public Works staff with private landscaping contractors.
- **Sustainability Practices:** The District has naturalized areas of the disc golf course to reduce mowing and improve habitat, while the City is expanding tree planting.
- **Community Engagement and Volunteers:** Residents show willingness to volunteer, join stewardship events, and support bond measures. The City's annual cleanup events provide a base to expand through schools, civic groups, and employers.
- **Partnership Potential:** Schools, BCDA, the library, Port of Morrow, and nonprofits present opportunities for shared use, programming, and maintenance.
- **Momentum from Planning:** This Master Plan, along with budgeted City design projects and District planning, creates momentum for coordinated improvement.

WEAKNESSES AND THREATS

The system also faces significant weaknesses and risks that must be addressed to ensure safe, reliable, and equitable services. If left unresolved, these issues could erode public trust and undermine future investment:

- **Staffing Capacity:** Staffing is near the national median but already falls short of public expectations and will drop further below benchmarks as the system grows.
- **Equipment Gaps:** Outdated or insufficient equipment and storage facilities limit effectiveness.
- **Reactive Maintenance:** Tasks are logged informally and handled as problems arise, with little proactive inspection or scheduling.
- **Inconsistent Standards:** Lack of SOPs, inspection checklists, and furnishing standards causes inefficiencies, uneven quality, and training challenges.
- **Financial Tracking:** Costs are not coded by asset, making it difficult to assess needs, compare performance, or pursue cost recovery.
- **Risk Management:** Staff lack certifications such as CPSI and ADA training, increasing safety risks and liability as more adventurous play features are sought.
- **Equity and Access:** Rental fees, lack of scholarships, and limited after-hours access restrict participation for shift workers and lower-income families.
- **Climate and Water:** Heavy reliance on irrigated turf, drought pressures, and climate variability raise costs without more resilient practices.
- **Unclear Agreements:** Shared or leased facilities often lack written agreements, leaving roles and responsibilities uncertain.
- **Growth Pressures:** The District's recreation center, campground, and trails, and the City's expanding park system will outpace capacity without reforms (see Callout Box 10.X).
- **Potential Liability:** HOA park transfers could add cost and risk if not carefully evaluated.

LOCAL MAINTENANCE AND OPERATIONAL CHALLENGES

Beyond these systemic strengths and weaknesses, recurring challenges were identified through community engagement and staff input. These reflect environmental conditions and operational realities that increase workload and affect long-term system performance.

Routine Maintenance and Design Issues

- **Cleanliness and Routine Maintenance:** Restrooms, shelters, beaches, and other high-use areas draw frequent concerns about litter, sanitation, and general upkeep.
- **Vegetation Management:** Overgrown brush, tall grass, and invasive weeds create visibility and safety issues, increase wildfire risk, and add to routine workload.
- **Landscape Irrigation and Turf Maintenance:** Community expectations for green, healthy turf place high demands on irrigation systems; without efficiency upgrades, maintenance remains resource intensive.
- **Invasive Weeds and Field Conditions:** Aggressive weed species such as puncturevine spread easily, puncture bicycle tires, and diminish the safety and quality of fields, courts, and trails.
- **Maintenance-Efficient Design:** Some existing features require intensive upkeep; future designs will need to emphasize durable materials, water-wise landscaping, and layouts that reduce long-term maintenance needs.

Environmental and Site Challenges

- **High Winds and Dust:** Persistent winds damage trees, contribute to high tree mortality, and spread dust and debris across fields and courts.
- **Slope Stability and Riverfront Erosion:** Shoreline erosion and unstable banks present long-term access, safety, and infrastructure protection concerns.
- **Resident Geese:** Waste accumulation and field degradation reduce the usability of waterfront lawns and other high-traffic open spaces.

Best practices for addressing individual challenges are detailed in Appendix H.2, which staff can use as a practical reference. The following section shifts focus to organizational capacity, highlighting how staffing and resources influence the system's ability to keep pace with current needs and future growth.

Projected Growth by 2035

City of Boardman

- Developed Acreage: 20.5 → 73
- Trails: 0.17 mi → 2 mi
- Restrooms: 3 → 3
- Playgrounds: 2 → 5
- Sports Courts: 2 → 3
- Diamond Fields: 2 → 4
- Soccer Fields: 0 → 2
- Bike Skills Park: 0 → 1
- Park Furnishings: Significant additions across multiple sites
- Dog Park: 1 → 1

BPRD

- Developed Park Acreage: 88.3 → 77.6
- Other Recreation Assets: 34.5 → 54.9
- Trails: 2.2 mi → 3.3 miles
- Campground: 73 sites → 137 sites; 1 zone → 3 zones
- Restrooms/Showers: 2 → 5
- Playgrounds: 2 → 2 (one expanded with a toddler area)
- Sports Courts: 2 → 2
- Skatepark: 0 → 1
- Disc Golf: 1 → 1
- Dog Park: 0 → 1
- Docks: 3 → 2 with reconfigured/ expanded system to increase capacity
- Fishing Pier: 0 → 1 new ADA-accessible pier
- Boat Launch: 1 → 2 including new accessible launch
- Boat Storage: 0 → 1 secure storage building
- Park Furnishings: System replacements; small additions across multiple sites
- Recreation Center: Expansion

STAFFING AND FUNDING CAPACITY

To address these operational challenges effectively, both the City of Boardman and the Boardman Park & Recreation District must work within their respective governance and funding structures. Although they operate separately, the public views Boardman Parks as a single unified park system. Residents expect the same standard of care regardless of ownership, and both agencies acknowledge the need to collaborate to meet those expectations.
Together, the City and District provide stewardship of more than **180 aggregated acres** of public lands and recreational facilities, including parks, trails, waterfront areas, the campground, and recreation center. Yet staffing and equipment remain limited. Maintenance is carried out by a blend of Public Works crews, District maintenance staff, seasonal employees, and contracted support, but these arrangements do not provide the consistency or capacity required to keep pace with growth or to meet current public expectations for maintenance quality.

By 2035, planned park and facility expansions will significantly increase the scale of assets under City and District stewardship (see sidebar), underscoring the need for corresponding increases in staffing, funding, and operational capacity. Projected growth in park acreage, trails, recreational facilities, and amenities is summarized in Callout Box “Projected Growth by 2035”. These figures provide essential context for understanding the scale of operational expansion that will be required over the next decade.

Staffing Benchmarks

Table 10.1: Staffing Benchmarks vs. Actuals (Populations <20,000)

Benchmark	O/M Staff per 10k (NRPA)	2025 (6,890 pop.)	2035 (10,450 pop.)
Low Quartile	3.2 (46% of 7)	2.2 staff	4.7 staff
Median	6.3 (46% of 13.7)	4.3 staff	6.6 staff
Upper Quartile	12.2 (46% of 26.6)	8.4 staff	12.7 staff
Boardman Actual*	—	6.5-7.0 staff (4.5-5 District + 1.5-2.0 City)	6.5-7.0 staff (if flat)

NRPA data show that about 46% of parks and recreation staff in small cities are dedicated to operations and maintenance (O/M). Applied to national staffing quartiles, yields a range of roughly 3 to 12 O/M staff per 10,000 residents. These figures were adjusted to Boardman’s weighted service population[1] to establish the local benchmarks shown in Table 10.2.

Boardman’s current staffing totals approximately 6–6.5 FTE. This includes three full-time District maintenance workers, about 1.5 FTE from seasonal staff, and City resources equivalent to roughly 1.5–2 FTE. The City’s contribution is distributed across multiple functions: oversight of a landscape maintenance contract ($6,555 per month for nine months of the year, equal to about one FTE), daily cleaning and upkeep performed by public works staff, and administrative staff time dedicated to facility scheduling and pavilion reservations. This patchwork approach places the system above the lower quartile and close to the national median today. By 2035, however, staffing at this level will fall below the median benchmark, even without accounting for new facilities. In other words, growth in staff capacity will be required simply to maintain a median level of service.

1 Weighted service population includes residents, in-commuting workers, and workforce lodging occupants. See Appendix D for methodology.

At the same time, community feedback and site observations show that expectations for cleanliness, consistency, and facility readiness are not being consistently met today. Boardman's asset mix—including waterfront areas, sports fields, playgrounds, trails, and campgrounds—may be more labor-intensive than many peer systems, while efficiency is limited by the absence of standardized procedures and proactive inspections. For this reason, the median should be viewed as a baseline, and above-median staffing levels should be the long-term target if the City and District are to meet public expectations and support continued growth.

Population-based ratios provide a helpful benchmark, but they remain broad measures. To make projections more precise, staffing can also be assessed by facility type, since assets such as restrooms, splash pads, sports fields, and campgrounds generate predictable workload demands. Appendix H.4 includes example workload multipliers that the City and District may use as a worksheet, refining assumptions over time based on local experience.

Operating Funding Constraints

Table 10.2: Per-Capita Operating Expenditures vs. NRPA Benchmarks (Populations

Benchmark	2025 (6,890 pop.)	2035 (10,450 pop.)
NRPA Low Quartile ($88.68 per capita)	$610,000	$927,000
NRPA Median ($139.87 per capita)	$963,000	$1,462,000
NRPA Upper Quartile ($284.49 per capita)	$1,961,000	$2,972,000
Boardman Actual	Not calculable*	Not calculable*

** Note: Not calculable due to limitations in the District's current cost accounting.*

Staffing is only one side of the equation. Nationally, park agencies serving communities under 20,000 residents spend between **$88 and $285 per capita annually on operations**, with a median of about **$140 per capita**. When applied to Boardman's weighted service population, this equates to operating budgets ranging from roughly **$610,000 to nearly $2 million in 2025**, growing to **$927,000 to almost $3 million by 2035** (Table 10.3). These benchmarks illustrate the scale of funding typically required to sustain service levels in communities of Boardman's size. At present, exact per-capita expenditures for Boardman cannot be calculated because current cost accounting does not separate operations, programming, and capital costs in a way that aligns with NRPA definitions. Establishing this baseline will be an important step for future budget tracking—both to allow meaningful comparisons with national benchmarks and to align funding capacity with the staffing growth needed to maintain service standards.

Sustainable Mowing Strategy

BEST PRACTICES FOR RESILIENCY

The City and District can take both short-term steps and long-term reforms to strengthen operations and reduce risks. Some actions can begin immediately with minimal cost, while others will require investment, policy changes, or new staffing capacity. Best practices for resiliency include improving systems and workflows, prioritizing proactive over reactive maintenance, and integrating adaptive design. Equally important, many of these strategies rely on community stewardship, education, and partnerships to supplement limited staffing capacity and foster shared responsibility for park care.

Immediate Actions (What Can Be Done Now)

- Implement a standardized task and work-order logging system (digital or spreadsheet) to improve accountability, track response times, and support cost accounting.
- Begin coding maintenance hours by asset (e.g., City Hall lawn vs. City Park vs. trail).
- Adopt or create inspection checklists for playgrounds, surfacing, restrooms, waterfront features and other park assets.
- Require warranties and manuals at project closeout and create a shared filing system.
- Formalize agreements with sports leagues, schools, and partner organizations clarifying responsibilities for maintenance, repairs, scheduling, and shared use.
- Install temporary or low-cost signage to encourage responsible visitor behavior (e.g., geese feeding, litter, trail etiquette), building shared stewardship expectations among park users from the outset.
- Identify opportunities to integrate stewardship activities (e.g., youth service projects, volunteer cleanups) into early implementation steps to build momentum while larger systemic improvements are underway.
- Hold quarterly City–District coordination meetings to set priorities, review logs, and identify gaps.

Systemic Best Practices (Medium- to Long-Term Fixes)

In the medium to long term, the City and District will need to establish systemic reforms that shift operations from reactive to proactive. Table 10.3 outlines recommended tools, protocols, and staffing strategies that can guide this transition. These best practices provide a clear framework for modernizing operations, improving accountability, and reducing long-term maintenance burdens.

Table 10.3: Systemic Best Practices (Medium- to Long-Term Fixes)

Best Practice	Purpose / Benefit
Digital Work Order System	Replace informal logs with a digital platform for logging, assigning, and tracking tasks and linking to asset-level cost accounting for budgeting and cost recovery.
Dashboard / Management Tool	Monitor staff hours, equipment, and seasonal resource needs.
Cost Accounting Framework	Code labor, utilities, and contracts by asset for accurate budgeting and cost recovery.
Preventative Maintenance Calendar	Schedule regular inspections and tasks for all major assets, aligned with warranties, equipment cycles, and seasonal task load balancing.
Dedicated Staffing	Assign at least one City Public Works position to parks; stabilize District positions to reduce reliance on seasonal staff and create year-round capacity for preventative maintenance.
Succession Planning	Retain institutional knowledge, prepare internal candidates, cross-training between City and District staff, and ensure continuity as staff changes.
Standardized Operating Procedures (SOPs)	Create manuals for key assets with inspection forms and safety checklists; set maintenance frequencies and clear filing protocols to ensure consistency and accountability.
Warranty & Product Literature Management	Collect O&M manuals and warranty documents at project closeout, and store them in a centralized system to track expirations and ensure proper maintenance.
Maintenance-Efficient Design Standards	Use durable materials, native landscaping, low-mow turf, naturalized areas, energy efficient lighting, and efficient irrigation to reduce future workload.
Equipment Upgrades and Sharing	Develop an equipment replacement schedule, expand storage and explore shared-use arrangements to optimize costs and capacity.
Volunteer Stewardship Programs	Implement Adopt-a-Trail/Field and community cleanups to supplement staff capacity, build stewardship culture, and provide hands-on opportunities for volunteers and partner organizations to support routine maintenance.
Inter-agency Coordination	Strengthen partnerships with DEQ, DLCD, Corps, and tribes for shoreline and environmental issues.
Staff Training and Certification	Provide ongoing training and certifications (e.g., CPSI, ADA) in safety inspections, compliance, and hazard identification to ensure consistent standards, reduce liability, and build expertise.
Educational Features in Parks	Add interpretive signage and demonstration gardens to promote sustainability, encourage responsible visitor behavior, and create everyday educational touchpoints that reduce maintenance pressures over time.
Community Engagement and Stewardship	Involve youth, diverse cultural groups, and community partners in park design, programming, and stewardship to build ownership and ensure parks reflect Boardman's full community
Communication Protocols	Establish shared reporting formats and regular log reviews between City and District staff to support coordination between quarterly meetings.

11.1

11

PLANNING POLICIES AND STRATEGIC PRIORITIES

Strong policies are essential to ensure Boardman's parks keep pace with growth and remain resilient. Without clear standards, land can be lost, access limited, and public assets underinvested. Policies provide the framework to preserve open space, secure funding, and guide sustainable design. This chapter reviews the City's core tools—including land dedication, parkland protection, System Development Charges (SDCs), sustainable design, micro-mobility, and long-term agreements—that safeguard community values and ensure a park system for future generations.

PARKLAND DEDICATION POLICY

As Boardman grows, its parkland dedication standards will play a critical role in sustaining the City's newly established parkland Level of Service (LOS) target of 15 acres per 1,000 weighted weekday service population (~18 acres per 1,000 residents) through 2035. Current parkland dedication requirements—0.015 acres per dwelling unit or an in-lieu fee—were established when development pressures were lower and expectations for park quality and connectivity were less defined. These standards no longer keep pace with the scale and quality of parks needed to serve a growing community.

The existing policy has resulted in a patchwork of sites that are often underdeveloped, undersized, poorly located, encumbered, or disconnected. Common outcomes include:

- **Privately maintained HOA parks** that later seek transfer to the City, creating unplanned maintenance and improvement obligations.
- **Undeveloped greenspaces** conveyed to the City as raw turf without basic amenities; without a dedicated funding source such as Parks System Development Charges (SDCs), these spaces often remain unimproved.
- **Encumbered sites**, including land with stormwater facilities or utility restrictions (e.g., under BPA powerlines), that limit recreational use and programming potential.
- **Undersized, poorly located, and disconnected parcels** that do not contribute meaningfully to the broader park system.

Peer cities across Oregon have modernized their policies by raising dedication standards, defining what qualifies as suitable parkland, and pairing dedication with Parks SDCs to ensure both land and amenities are delivered. For Boardman, the priority is securing usable, strategically located sites while retaining City control over improvements to maintain quality, consistency, and equity.

How Parkland Dedication Aligns with LOS Targets

Alignment with LOS and Peer Cities

- Communities under 20,000 residents typically provide 12.9–22.0 acres per 1,000 residents.
- Boardman currently falls within this range, providing 16.3 acres per 1,000 weighted service population.
- This plan recommends a long-term target of 15 acres per 1,000 weighted weekday service population (~18 acres per 1,000 residents) through 2035. With planned acquisitions and anticipated parkland dedications in River Ridge and Northeast Boardman, the City is projected to maintain its target of 15 acres per 1,000 weighted service population through 2035. However, geographic gaps remain in Northeast and South Boardman, where additional community-serving park acquisitions will be needed to achieve equitable access.

What this means per unit

- 15 acres / 1,000 residents = 0.015 acres per person
- × 3.2 persons/household = ≈0.048 acres per unit

Policy takeaway

- Current standard: 0.015 ac/unit → well below LOS.
- Proposed standard: 0.02–0.03 ac/unit → significant step up, but still below LOS-equivalent.
- Recommended target: ≈0.048 ac/unit → achievable through a combined strategy of dedication, SDCs, and targeted acquisitions.

Dedication secures the land. SDCs and acquisitions build and complete the parks.

Legal Context

Dedication requirements must comply with constitutional limits on "takings." Courts have held that conditions placed on development must show both a clear nexus (connection between new housing and the need for parks) and proportionality (dedication roughly scaled to the impact of the project). Using a standard dedication formula tied to LOS targets provides this defensible link. The City also has flexibility to negotiate additional land through annexation agreements or voluntary development agreements, which can secure larger or strategically located sites beyond the baseline standard.

Policy Approach

Boardman will use a balanced approach to ensure new development contributes usable, well-located parkland that supports long-term LOS goals.

- **Dedication First:** Prioritize land dedication when it results in usable parks aligned with system priorities. (See Trail Corridor Dedication Policy for mapped trail requirements.)
- **Fee-in-Lieu as an Alternative:** Use fee-in-lieu contributions when proposed dedications are too small, isolated, or encumbered to serve system needs.
- **City Control:** The City determines whether dedication or fee-in-lieu best serves park and recreation objectives, pooling in-lieu revenues to strategically assemble larger, more functional park sites.

This framework addresses existing challenges—privately maintained parks seeking transfer, undeveloped or encumbered sites, and underfunded improvements—while positioning Boardman to guide growth toward a connected, equitable park system.

Key Policy Updates

- **Increase Dedication Standard:** Raise to 0.02–0.03 acres per unit to align with LOS needs and secure sufficient land as development occurs. See callout box: How Parkland Dedication Aligns with LOS Targets.
- **Establish a Parkland and Trail Acquisition Fund (Land Only):** Create a dedicated fund to receive all fee-in-lieu contributions related to parkland and trail corridor dedications. Pool revenues for strategic land acquisition in underserved areas and assembly of priority trail corridors (e.g., the BPA alignment and future mapped connections). Track revenues by category to ensure transparency. As trail planning expands, the City may establish a separate Trail Corridor Acquisition Fund for more detailed accounting.
- **Define Minimum Parkland Standards:** Require visibility, access, usability, and minimum site size. Land encumbered by stormwater facilities, steep slopes, or utility restrictions shall not count toward dedication requirements unless specifically designed and approved for dual recreational use.
- **Ensure Permanent Public Protection:** Require all dedicated park sites to be both publicly owned and legally protected for long-term park and recreation use, preventing conversion to non-park purposes without a formal public process. (See Parkland Protection Tools for specific mechanisms.)
- **Integrate with SDC Framework:** Dedication/fees secure land; SDCs provide amenities and remaining acreage.
- **Adopt a Park Design Manual:** Guide City-directed improvements to ensure quality and consistency.
- **Require Fee-in-Lieu for Unsuitable Dedications:** The City may decline dedications that are too small, encumbered, or poorly located and instead require fee-in-lieu.

Implementation Priority

Update the subdivision code to raise dedication standards, define minimum site criteria, and give the City clear discretion to require fee-in-lieu when dedications are unsuitable. Establish the Parkland and Trail Acquisition Fund and pair it with a Parks SDC program to ensure that new development results in both land secured and parks improved, sustaining LOS at approximately 15 acres per 1,000 weighted service population through 2035.

TRAIL CORRIDOR DEDICATION POLICY

Securing trail corridors during development is essential to creating a connected, accessible system in Boardman. Current parkland dedication standards do not address trails, leaving costly gaps that the City must assemble later. Requiring incremental dedication and construction ensures continuous walking and biking routes linking neighborhoods, parks, schools, and the waterfront. Many Oregon cities, including Hillsboro and Redmond, already require developers to dedicate easements and construct trail segments along mapped corridors—an approach that assembles networks as development occurs, avoids retrofits, and maintains consistent standards. In Boardman, the Skoubo–Laurel Lane corridor is identified as the first priority alignment, with additional corridors to be designated in the forthcoming Trails Master Plan, at which point this policy will apply citywide.

Key Policy Updates

- Mapped Corridor Dedication: Require public easement or right-of-way dedication when a development site contains or is adjacent to a mapped trail corridor.
- Trail Construction Requirement: Require developers to build trail segments to City standards unless immediate construction is deemed unnecessary.
- Fee-in-Lieu Option: When construction is not feasible, collect fee-in-lieu equal to estimated costs and direct to the Parkland and Trail Acquisition Fund for future corridor assembly and construction.
- Apply Initially to Skoubo–Laurel Lane Corridor: Implement this policy immediately for the Skoubo–Laurel corridor; expand to all mapped corridors after adoption of the Trails Master Plan.
- SDC Credits for Eligible Trail Construction: Once the Parks SDC program is adopted, allow credits for eligible trail construction consistent with City crediting policies.
- Separate from Parkland Dedication: Trail corridor dedication and construction are required in addition to parkland dedication and do not count toward required parkland acreage. In limited cases—such as portions of the BPA powerlines corridor—where a corridor is designed and improved to function as both a park and trail facility, the City may approve partial credit toward the parkland dedication requirement. Trail dedication requirements apply to all development types, not only subdivisions.
- Parkland Adjacency and Connections: Where feasible, parkland dedication should abut mapped corridors; otherwise, require public pedestrian connections to ensure safe, accessible linkages.
- Ensure Nexus and Proportionality: Scale dedication and construction to the development's frontage or segment length.
- Trail Design Standards: Adopt cross-sections, surfacing, and access standards to ensure high-quality, consistent trails.

Implementation Priority

Adopt trail corridor dedication standards in the subdivision code to apply to the Skoubo–Laurel Lane corridor immediately. Upon adoption of the Trails Master Plan, expand the policy to include all mapped priority trail alignments, using clear cross-references to trail design standards. Establish administrative procedures for determining when fee-in-lieu contributions are appropriate and for integrating trail dedications into development review. This approach will allow Boardman to assemble its trail network incrementally as development occurs, avoiding future gaps and supporting citywide connectivity goals.

PARKLAND PROTECTION TOOLS

Acquiring and dedicating parkland is only the first step; permanent protection is equally essential to safeguard community investments. As noted in Chapter 1, the loss or potential loss of several park sites has raised significant public concern about the long-term security of valued open spaces. Most City park sites lack formal dedication, and only City Park is currently zoned as Park/Open Space. Major District sites along the Columbia River also rely on leased land with uncertain futures. Strengthening legal protections will help ensure that existing and future parks remain lasting public assets.

Key Policy Updates

- Formal Dedication by Council Action: Require all lands intended for public recreation—including those conveyed through subdivision or transfer—to be formally dedicated by ordinance or resolution. Encourage the Boardman Park & Recreation District and Port of Morrow to adopt similar dedication practices for their recreation properties.
- Permanent Easements: When land cannot be transferred into full City ownership, require recorded public recreation easements to guarantee community access in perpetuity.
- Deed Restrictions: Apply deed-based covenants limiting use to public recreation and requiring public process for any proposed changes.
- Comprehensive Plan & Zoning Designation: Map all parks as Park/Open Space in official land use documents to ensure consistent long-term land use protection.
- Strengthen Parkland Agreements: Require subdivision agreements to ensure parkland is conveyed early in project phasing, with street access, utilities, and grading in place, and maintained by the developer until City acceptance.
- Establish a Park Advisory Board: Create a standing advisory body, initially composed in part of PAC members, to provide ongoing guidance on parkland dedication, protection, and plan implementation

Implementation Priority

Conduct a comprehensive audit of all existing and future park sites to verify formal dedication, public ownership, or enforceable access rights. Apply zoning or easements where needed, and establish a Park Advisory Board to provide consistent oversight and community input.

SYSTEM DEVELOPMENT CHARGES

Boardman currently has no Parks System Development Charges (SDC), leaving park improvements dependent on limited general funds or voluntary developer contributions. This gap often results in unimproved parks that lack restrooms, play areas, or trails. Establishing a Parks SDC will provide a predictable, equitable, and growth-responsive funding source that complements dedication requirements: dedication secures the land, SDCs fund amenities and additional acreage.

Key Policy Updates

- Prepare a Parks SDC Methodology Study: Engage a consultant-led process to establish eligible costs, LOS basis, and fee calculations.
- Adopt a Parks SDC: Use the methodology to implement an SDC that includes both land acquisition (gap to LOS) and amenities in the eligible cost base.
- Use Per-Unit Methodology: Reflect household growth, average household size, and weighted service population.
- Allow SDC Credits: Provide credits when developers build City-approved improvements.
- Apply to Community Facilities: Make larger-scale amenities (e.g., indoor recreation, waterfront improvements) eligible.
- Ensure Transparency: Track SDC collection, credits, and expenditures with clear reporting.

Implementation Priority

Develop and adopt a Parks SDC methodology to ensure new development funds both land and improvements needed to sustain LOS.

Foundation for SDC Methodology

Establishing a Parks System Development Charge (SDC) requires a clear understanding of current park assets, desired service levels, growth projections, and capital investment needs. Appendix H.7 provides an overview of key inputs that will inform the City's future SDC methodology study, including:Communities under 20,000 residents typically provide 12.9–22.0 acres per 1,000 residents.

- Current park acreage, assets, and LOS baselines
- Growth assumptions and housing projections
- Eligible costs and capital project documentation requirements
- A sample SDC calculation and cost recovery chart using placeholder figures and targeted acquisitions.

This supporting information will guide the formal consultant-led SDC study and ensure compliance with Oregon SDC law

SUSTAINABLE & CLIMATE-RESILIENT PARKS

Extreme heat, dust, and high winds shape how residents use parks in Boardman. Sustainable design reduces maintenance costs and creates more comfortable, resilient spaces. By integrating drought-tolerant landscaping, shade, and renewable energy features, the City can ensure that parks remain usable year-round while also conserving resources.

Key Policy Updates

- Require native, drought-tolerant plantings in all new and renovated parks.
- Integrate shade structures and canopy trees to reduce heat exposure.
- Use durable, low-maintenance materials for furnishings and play equipment.
- Apply green infrastructure (bioswales, permeable pavements) for stormwater and cooling benefits.
- Include sustainability criteria in project prioritization and grant applications.

Implementation Priority

Adopt a Sustainable Park Design Manual with technical standards for planting, materials, and infrastructure.

MICRO-MOBILITY AND E-BIKES

E-bikes, scooters, and other micro-mobility devices are reshaping how people access and experience parks and trails. They expand access for residents and visitors, but also introduce new safety and design considerations. Establishing clear policy now will help Boardman integrate these modes while preserving comfort for pedestrians and other trail users.

Key Policy Updates

- Define Permitted Devices: Allow Class 1 and 2 e-bikes on shared-use paths; restrict Class 3 where speed poses safety concerns.
- Shared-Use Design Standards: Update trail design guidelines to accommodate higher speeds and mixed-use needs.
- Signage and Education: Install consistent signage with speed limits, right-of-way guidance, and e-bike etiquette.
- Support Facilities: Provide secure parking and consider charging stations at major trailheads and waterfront destinations.
- Regional Consistency: Coordinate e-bike policy with Port of Morrow, ODOT, and neighboring jurisdictions to ensure consistent rules across connected trail systems.

Implementation Priority

Incorporate micro-mobility policies and design standards into the City's Trail Master Plan and subdivision code to ensure safe, predictable, and accessible trail use.

AGREEMENTS AND RISK MANAGEMENT

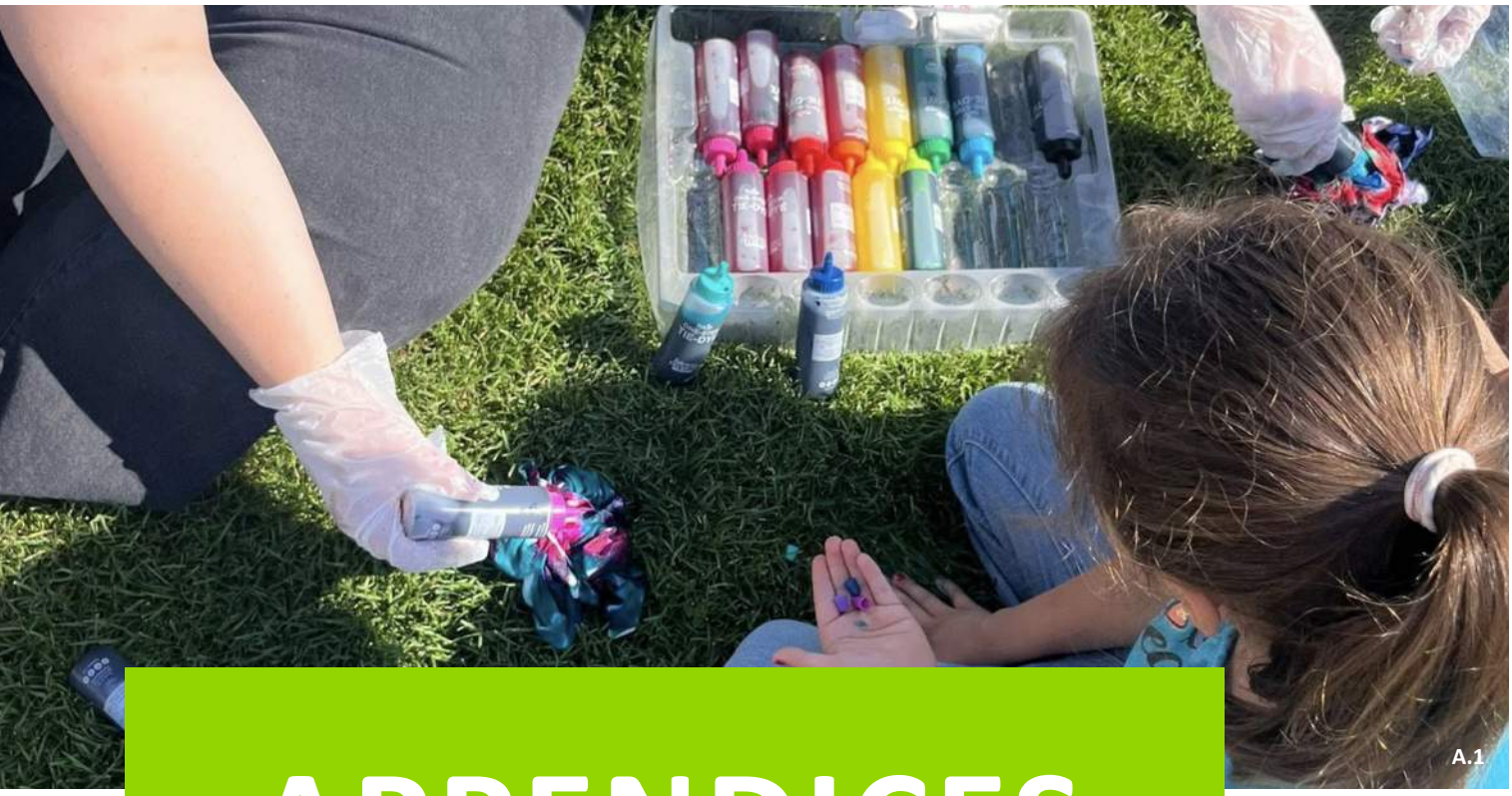
Boardman's park system includes a mix of City-owned, leased, and privately developed sites that provide public access. While these arrangements expand the system, they also create vulnerabilities: short-term leases along the waterfront, informal HOA agreements that lapse, or non-standard trail construction that increases liability. Clear, enforceable agreements and consistent construction standards are essential to protect access, safety, and long-term investment.

Key Policy Updates

- Secure Permanent Access: Transition high-value leased sites into permanent City ownership or long-term leases with renewal clauses.
- Formalize Public-Use Agreements: Require written contracts with HOAs, developers, or private partners that specify access rights and maintenance duties.
- Define Maintenance Responsibilities: Clarify inspection, repair, and liability coverage in agreements, with remedies for noncompliance.
- Adopt Construction Standards: Create a Park and Trail Construction Standards Manual to ensure safe, accessible, and durable facilities system-wide.
- Include Legal Protections: Require indemnification, insurance, and public access easements in all agreements.

Implementation Priority

Conduct a citywide audit of all park and trail sites to document ownership, lease terms, and agreement status, and update agreements to secure permanent access and consistent maintenance.



APPENDICES

A. Community Engagement Record
B. Supporting Documents and Records
C. Facility Inventory
D. Integrated Market Assessment with Community Profile
E. Community Needs Summary (Site Specific)
F. Level of Service Analysis
G. Park Planning Checklist
H. Operations Assessment and O&M Tools
    1. Operations Assessment
    2. Site Maintenance Challenges & Best Practices
    3. Integrated Maintenance Matrix
    4. Staffing Equivalents Multipliers and Worksheets
    5. Sample Job Description
    6. Case Study: Northern Wasco County Parks & Recreation District Budget
    7. Key Inputs from the Assessment for System Development Charges (SDC) Development
    8. Cost Accounting Framework Example
I. Capital Improvement Plan (CIP)
J. Funding Strategies

APPENDIX A: COMMUNITY ENGAGEMENT RECORD

1. Survey Summary
2. Community Meeting Summaries
3. Public Advisory Meeting Summaries
4. Stakeholder Meeting Summaries

Boardman Park Plan 2035

SUMMARY

Community Survey #1: Needs Assessment

DATE RANGE: January 29, 2025 through February 21, 2025

OVERVIEW

From **January 29 to February 18, 2025**, a community survey was conducted to gather feedback from individuals who live or work in Boardman to help shape the future of the city's parks and recreation system. The survey aimed to understand community needs, priorities, and preferences, ensuring that improvements align with local interests.

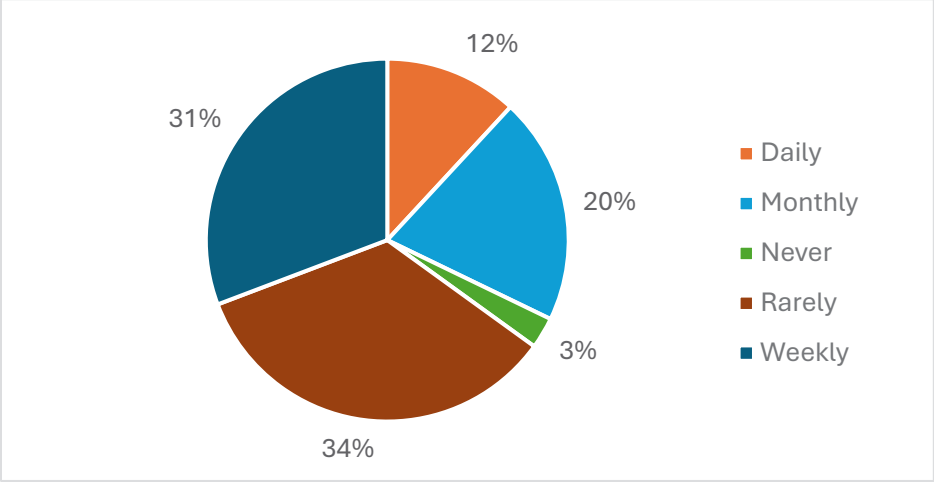
The survey consisted of **27 questions**, 19 of which were mandatory, while the remaining questions were optional. It was made available in both English and Spanish, with digital access as the primary distribution method and paper copies provided upon request. Outreach efforts included flyer postings, email blasts, and promotion through project stakeholders to maximize participation. A total of **144 respondents** contributed their insights, offering valuable perspectives on how Boardman's parks and recreational spaces can better serve the community.

This summary highlights key findings from the survey, providing a foundation for future planning and decision-making.

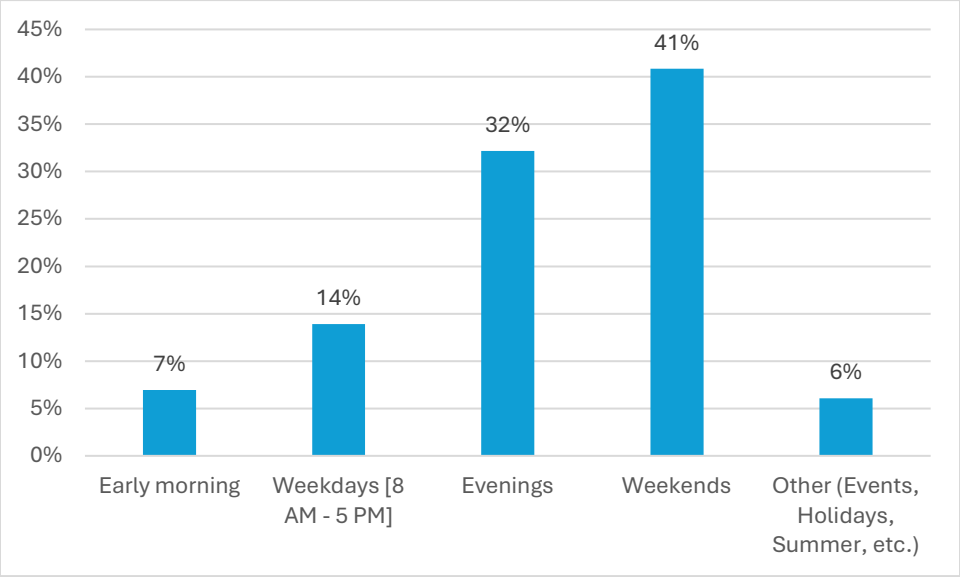
SURVEY QUESTIONS

General Park Usage & Satisfaction

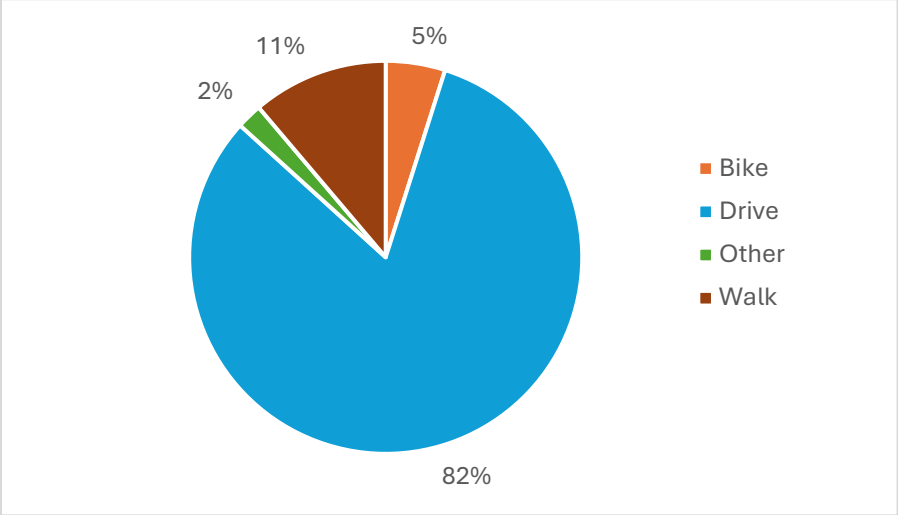
1. How often do you or your family visit Boardman parks?



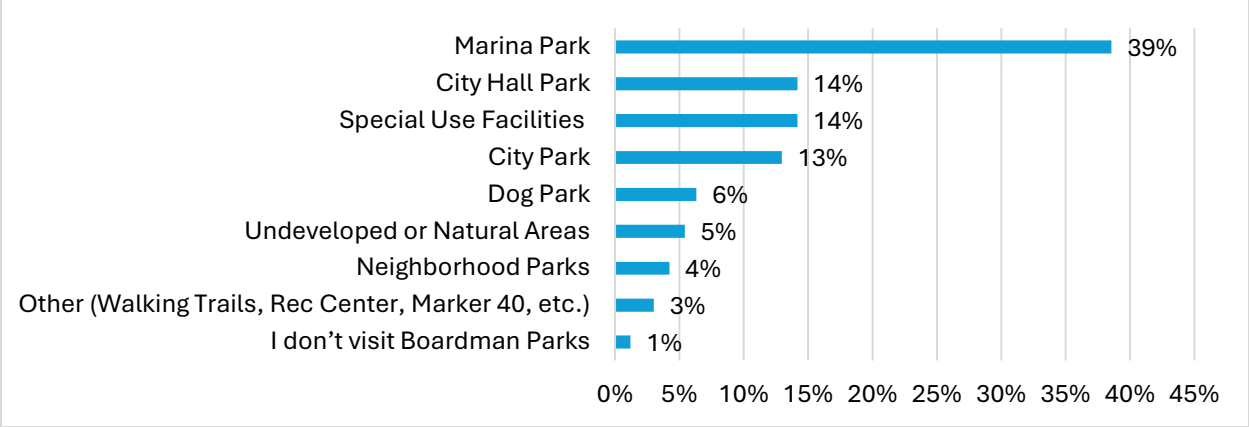
2. When do you or your family usually visit parks? *(Select all that apply)*



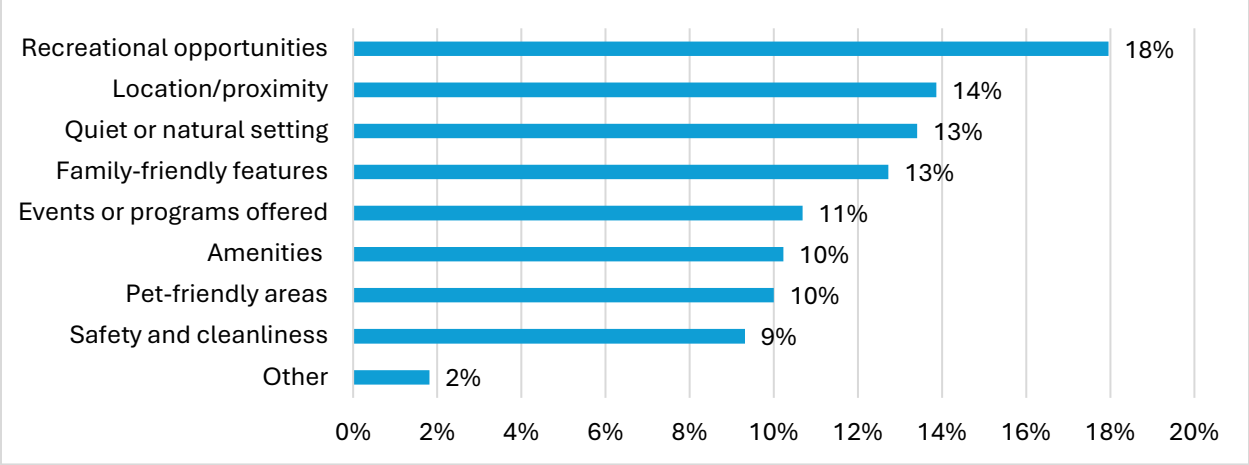
3. What is your primary way of getting to parks?



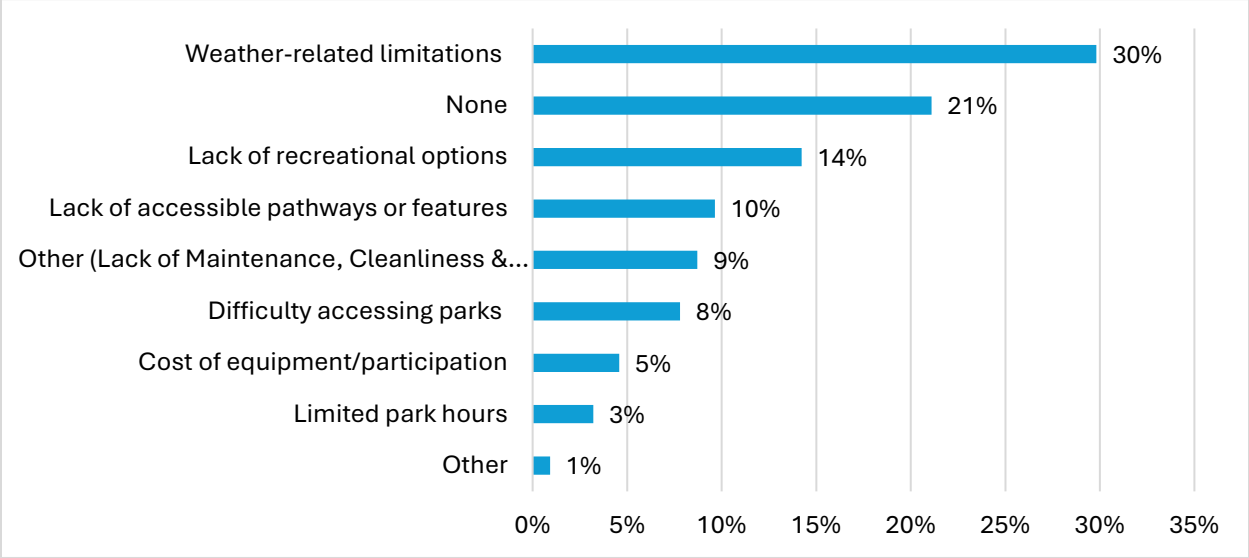
4. Which parks do you visit most often? *(Select all that apply)*



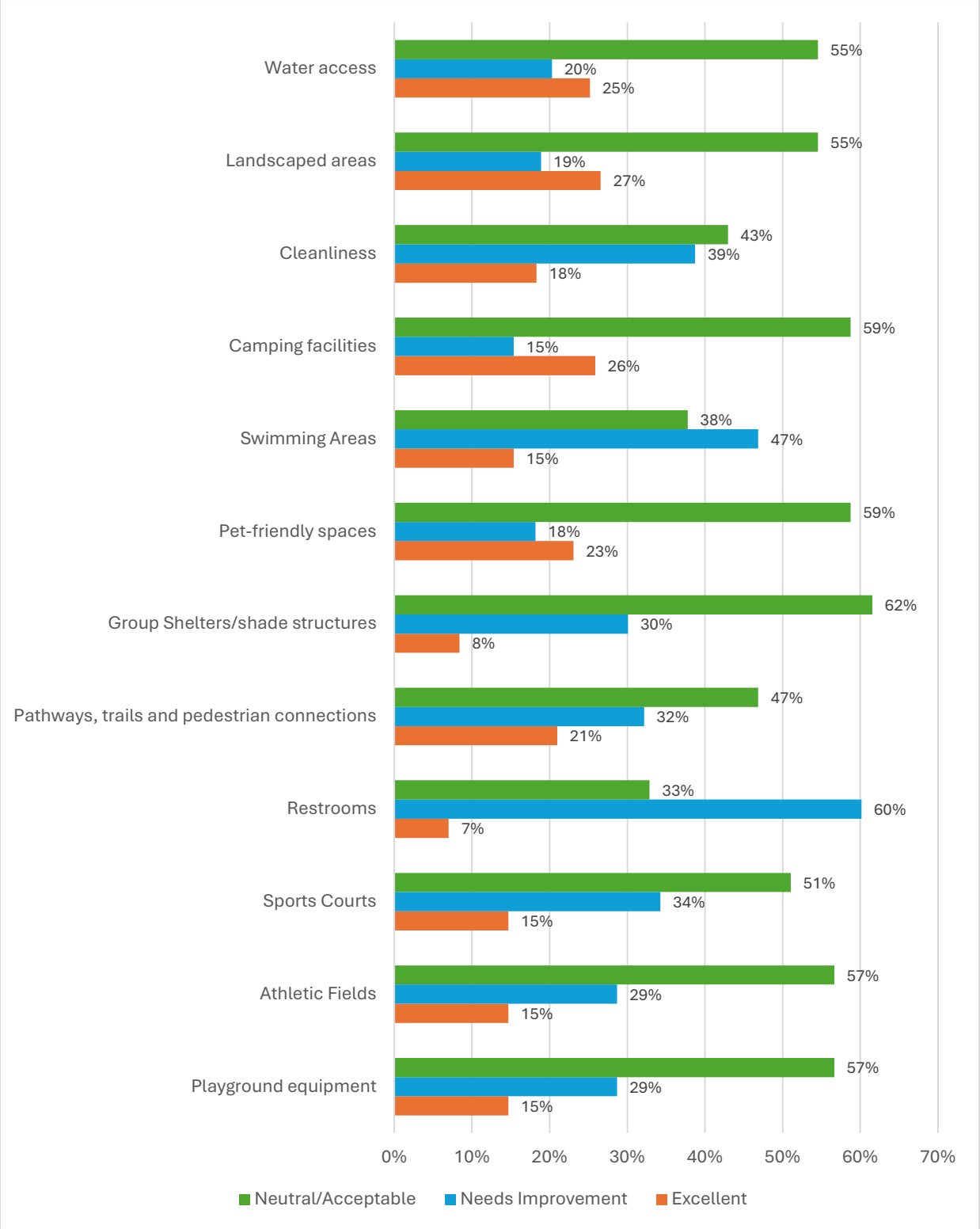
5. Why do you visit the park(s) you selected? *(Select all that apply)*



6. What challenge, if any, prevents you or your family from enjoying Boardman parks?



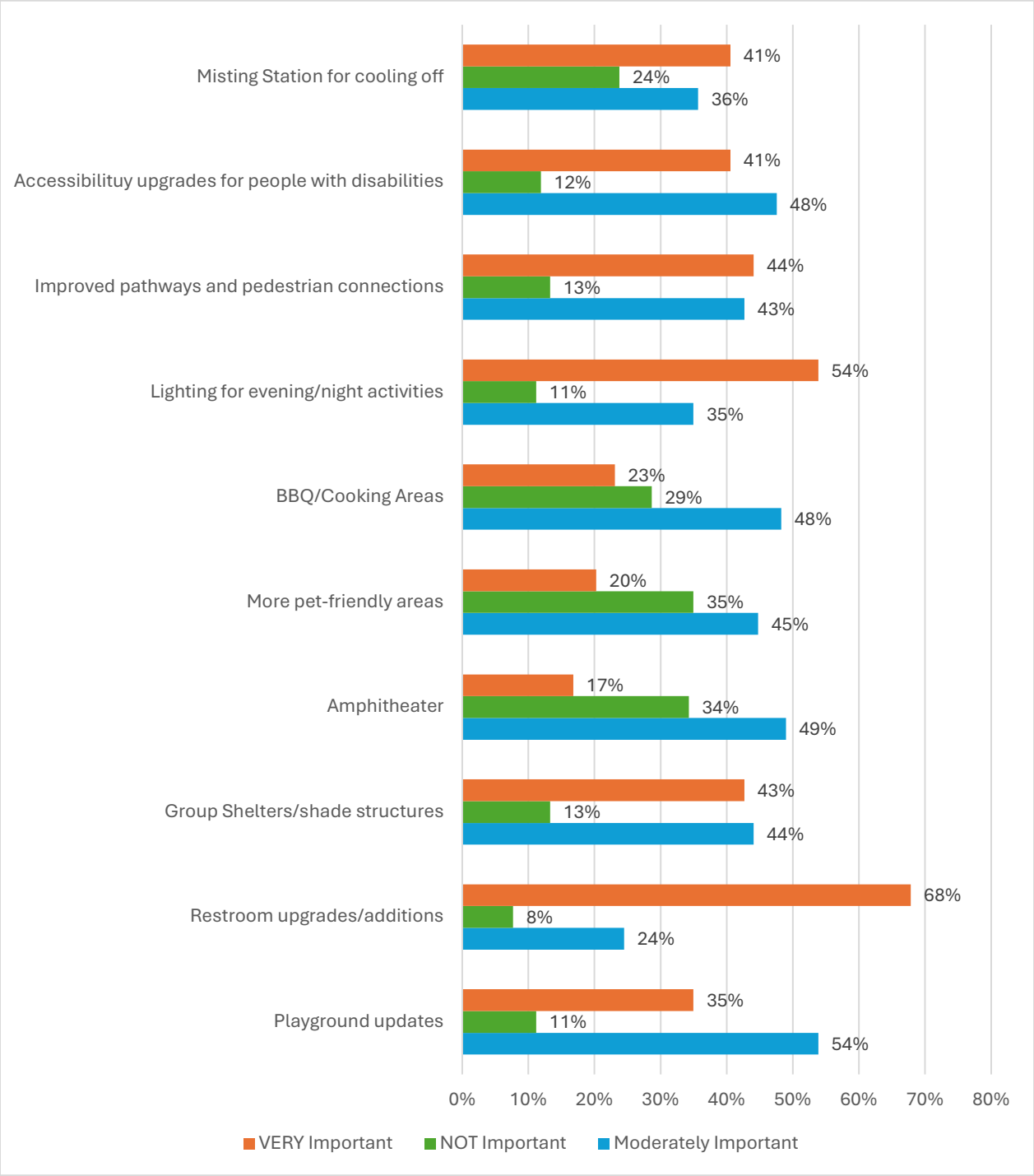
7. How satisfied are you with the following features of Boardman parks?



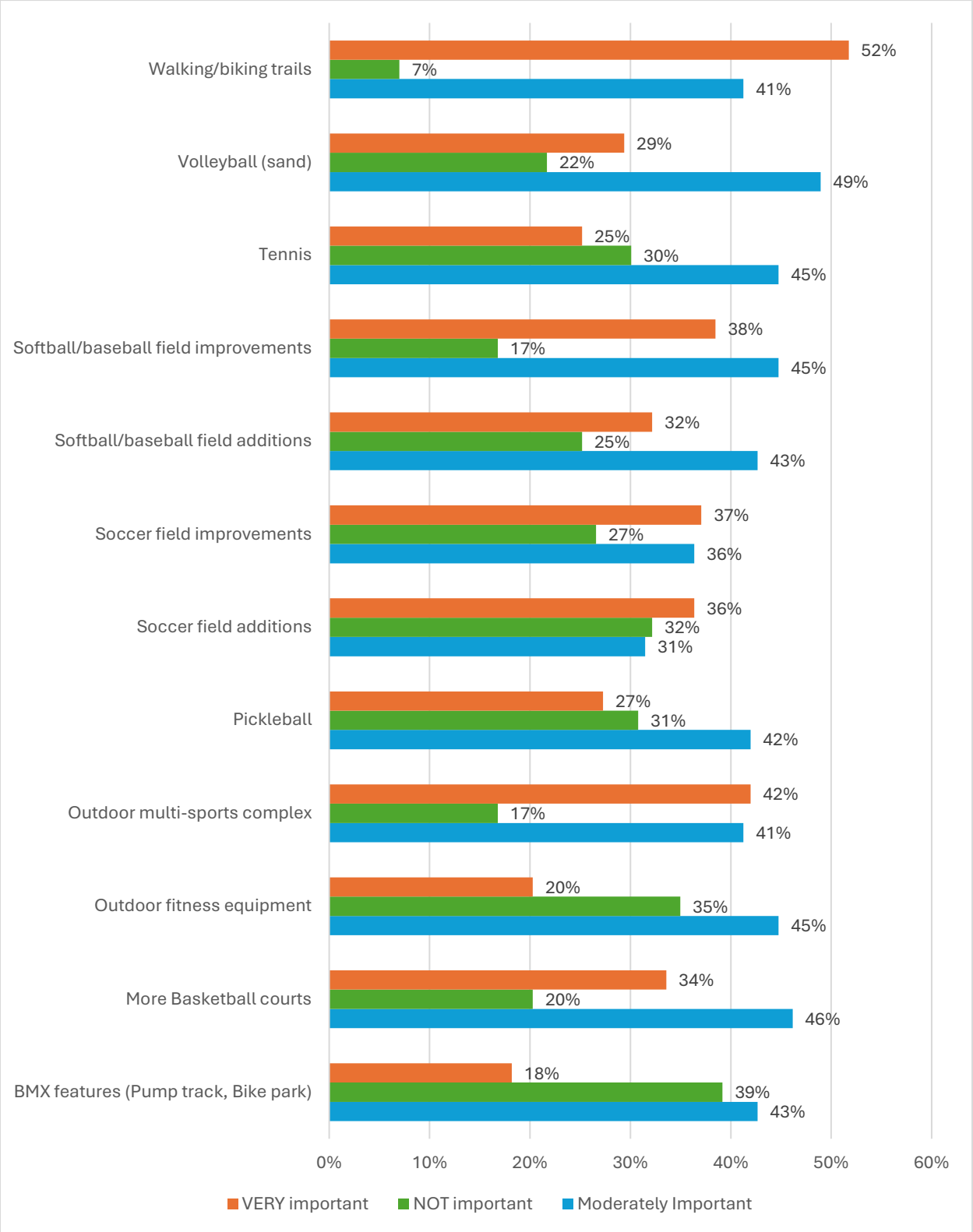
OUTDOOR Recreational Needs & Priorities

8. What improvements would you like to see in Boardman Parks?

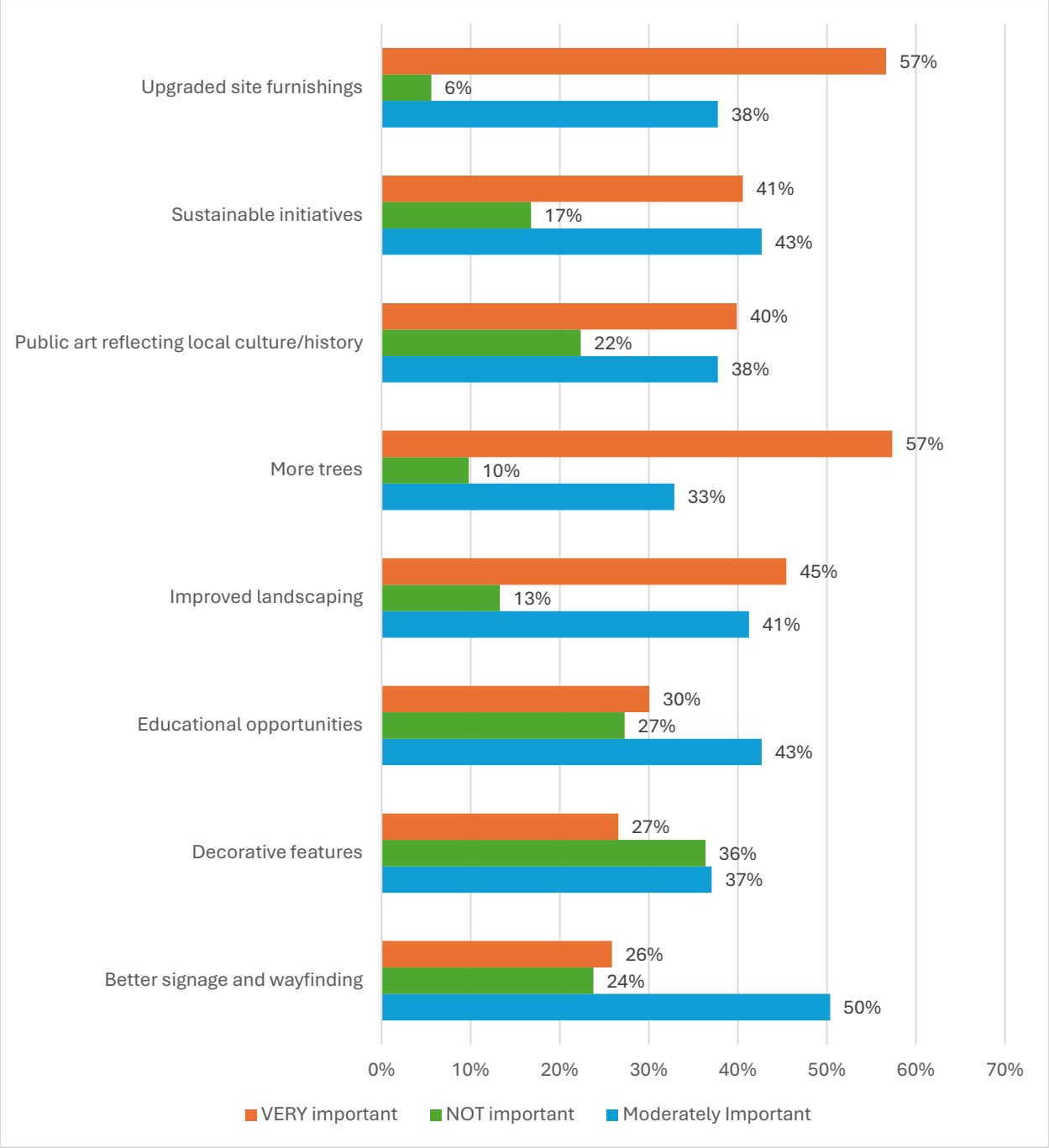
A. General Amenities



B. Recreation and Sports Facilities



C. Park Beautification Projects



9. What other improvements would you like to see in Boardman Parks?

Response Summary * (64 Responses)	#
Maintenance & Cleanliness *(better park upkeep and waste management including trash pickup, addressing geese droppings and dog waste issues, bird deterrent strategies, maintaining cleaner restrooms and pavilions, improving swim areas and docks, upgrading long-term moorage boat docks, pathway repairs, better maintenance of sports fields including youth baseball and softball fields and dugouts, and better enforcement of cleanliness and park rules)*	21
Trails & Pathways: *Improved walking paths (repair root damage), safer access points to the river walking path, wider walking paths, dedicated bike paths, family-friendly walking trails, and trail exercise equipment.*	11
Multi-Sports & Recreation Facilities *(Softball/baseball fields for juniors and above, Little League fields, fenced outdoor sports complexes, golf driving range (indoor preferred), mini-golf course return, skate park upgrades, tennis courts, wall ball courts, and a large pond with fishing and duck hunting spots.)*	9
Play & Water Features *(new playground requested in River Ridge, community-driven project for a large play structure and covered area, more play structures or interactive play areas, shade covers for playground equipment, expanding the splash pad, large water spray park similar to Hermiston's)*	7
Marina Recreation & ***Amenities*** *(more RV spaces and a group campfire pit, relocating horseshoe pits, expanded cement area for dance floor, kayak and stand-up paddleboard rentals, small paddle boat, rental places for paddle boards and kayaks, and food & concessions (snow cone and drink sales, snack bar or ice cream truck by the Marina).*	7
Shade & Weather Accommodations: *Misting stations, accommodations for extreme weather, increased shade along trails (especially by the marina to River Lodge and the Port of Morrow), general shade improvements, better seating and shade at ballparks.*	5
Park Amenities *(clean drinking water fountains for people and dogs, more drinking fountains along walking paths, additional trash cans for better waste disposal more seating along paths)*	5
Lighting & Security *(improved park lighting, enhanced security lighting for safety, better overall illumination in public spaces)*	4
Safety & Fencing *(Fenced-in areas for small children's play spaces near water, roads, and other hazards; playground fencing to prevent children from running toward the river; general fencing improvements for safety.)*	3
Skatepark *(existing skatepark with interest in expansion, noting that Irrigon has a well-developed skatepark as a reference)*	2
Indoor & Youth Spaces *(more indoor complexes, places for kids and teens to hang out)*	2
Gardens & Natural Spaces *(community gardens, more trees, walking path through a wildlife refuge similar to McNary Nature Area, shaded walking areas near the marina and water, increased natural and secluded spaces for relaxation and outdoor experiences)*	2
New/Improved Park Development *(suggestion for a park on the Southside of town near new developments, more parks throughout town with playgrounds, restrooms, and walking paths with benches to benefit seniors and provide resting areas)*	2
Signage & Education: Historical signage about "Old Boardman" and its remnants, educational plaques, and improved signage for pet waste disposal.	2
Bike Pump Track	1
Amphitheater	1
Marker 40 *(concerns about housing being too close to park areas with suggestion for better separation or seclusion between the two, desire for more activities.*	1
Large pavillion (*for parties of 400-500 people)*	1

** Comments have been summarized and categorized. See complete list of responses at end of document*

OUTDOOR Recreational Improvements (Site-Specific)

10. The City is working to acquire land beneath the BPA power lines, extending from Olson Road to SW Faler Rd, to create new recreational spaces and community amenities. The existing Dog Park will be relocated to this area, and the City is exploring other potential features. What other features would you like to see developed here?

Response Summary * (52 Responses)	#
Trails & Pathways *(multi-use trails (walking, biking, rollerblading), biking/BMX trails, nature trails, looping network to allow events like 5K/10K walks, lighting for nighttime safety)*	16
Play Areas & Structures *(play place for children, playgrounds (McDonald's-style suggestion), natural playscapes for kids/teens, swings)*	8
Sports Facilities *(outdoor basketball courts (4), soccer fields (2), tennis courts (2), badminton court, pickleball court (2), volleyball court, golf driving range.*	8
Park Amenities *(benches placed throughout, drinking stations/fountains, trash cans for waste management and cleanliness)*	7
Multi-Sports Facility *(multiple soccer fields with parking lot and restrooms (1), concession stand and equipment storage area, sports courts, baseball fields, walking trail around the outer part of the sports field area)*	6
Dog Park & Pet Amenities *(dog park area for wet and dry weather, larger dog park with more separation for different dog sizes and temperaments, additional amenities for pets, mixed opinions on the necessity of a dog park—some suggest removal in favor of other park features)*	5
Gardens *(flower garden park, community garden/orchard, general garden spaces)*	3
Green Space & Parks *(more parks, open green space, peaceful green space)*	3
Restroom	2
Traveler Amenities *(eating area for people passing through, easily accessible from the main road for travelers to stop and relax, EV chargers, proximity to stores or food pods to encourage spending)*	2
Cooling & Water Features *(water fountains, decorative water features, misters for summer use)*	2
Public Art *(murals, statues, cultural and art installations)*	2
Outdoor Events & Community Spaces *(structures for outdoor events such as community yard sales and farmers markets, seasonal shaded picnic areas)*	1
Indoor Sports Facilities *(indoor soccer field)*	1
Water Play *(splash pad with a preferred location different from the existing one)*	1

** Comments have been summarized and categorized. See complete list of responses at end of document*

11. The City plans to relocate the Skate Park to the Marina area. What other improvements would you like to see at parks along the waterfront?

Response Summary * (72 Responses)	Count
Maintenance & Upkeep *(cleaner swimming area (sand cleanup, removal of glass bottles and trash), better restroom cleanliness and upkeep, restroom repairs (boards coming off walls, bugs, spider webs), improvements for baseball and softball fields, trail repairs (uneven pavement, tree roots, cracks, potholes), and trimming bushes near the hotel)*	14
Recreation & Activities (*Free boating and swimming lessons, more recreational activities (including pet-friendly options), boat rentals (paddleboards, kayaks, small engine boats,*	8

and possibly larger boats), expanded kayak options, separate access for kayakers, kayak launch ramp, fishing docks in the marina, water sports and recreation, and improvements to the swim area (including more sand and addressing stagnant water like Arlington).	
Trail Maintenance *(repaving existing trails to address uneven pavement, tree roots, and tripping hazards, filling potholes, root removal, and trimming overgrown bushes near the hotel and along trails)*	6
Play Areas & Safety *(bigger slides, fenced playground section, fencing around the park to prevent kids from running to the water, more playground space, more play equipment for younger kids)*	5
Cooling & Water Features *(water mister, outdoor swimming pool, water park, water slide, splash pad at the marina – outdoor water park like Pendleton/Hermiston pool)*	5
Shade *(shaded picnic areas and more shade for families and tables)*	4
New & Expanded Trails & Pathways *(circular pathway like Oxbow in Hermiston for walking and biking, sidewalk/walking path from the fish washing station to the main marina park area, new and improved walking paths, wider paths)*	4
Lighting *(solar path lights for better visibility in winter/evening hours, more lighting along paths and parking areas, sustainable area lighting in parking areas (solar))*	3
Amphitheater & Event Space *(amphitheater for groups to play on celebrations/holidays)*	2
Park Amenities & Enhancements *(better trash cans and dog trash cans, more BBQ grills with picnic tables nearby, drinking fountains, pinata hanging station at the Pavilion (to replace the large tree) and other gazebos, more benches and seating areas)*	
Fitness & Recreation (exercise and stretch stations, exercise equipment)	2
Restroom Facilities *(bathroom closer to the baseball and softball fields, better restrooms)*	2
Concessions & Food Services *(availability of concessionaires, updated concession stand at the softball field)*	2
Landscaping & Aesthetics *(keep it natural/nature-looking, more landscaping, defined spaces for seating and enjoying the river view)*	2
Parking & RV Management *(reduce or expand RV overflow camping at the Marina to improve visitor experience, more parking for regular cars—not just truck and trailer spots)*	2
Pest & Animal Control *(bug repellent, goose population control to address mess at Marina Park)*	2
Safety *(safety buttons like on campuses, safety improvements for the railroad track and sidewalks, security cameras)*	3
Educational & Interpretive Signage *(historical signage near the "old Boardman" town site, wildlife educational boards, more educational plaques about the area and the trail)*	
Sports Facilities	
Bikes (pump track, pump track with a bowl, young children's bike trails, bike-friendly amenities)	4
Basketball *(More courts)*	1
Golf *(golf driving range, relocation and improved access for mini golf)*	2
Pickleball *(pickleball courts)*	2
Tennis *(tennis courts)*	3
Volleyball *(sand volleyball court)*	2
Skatepark *(expand skatepark, ensure it is smooth and weed-free for rollerskating, concerns about safety and potential issues, suggestion to fence it off from the playground area)*	6
Soccer *(Soccer Field)*	1
Multi Sports Complex	1

** Comments have been summarized and categorized. See complete list of responses at end of document*

12. Hillview Park, between Mount Adams Avenue and Paul Smith Road, is currently undeveloped. What improvements would you like to see here?

Response Summary * (61 Responses)	Count
Play Areas & Equipment: *Requests for playgrounds with separate toddler and older kids' play areas, shaded playgrounds with walking paths, large and interactive play structures, swings, slides, more options for younger children, benches and sidewalks suitable for bikes and scooters. Includes interest in splash pads for hot months.*	17
Trails & Pathways (accessible sidewalks and trails, nature walking paths, walking trails with differing slopes, BMX/quad trails, bike trails, biking/walking paths, additional sidewalks)	11
Sports Facilities	
Multi Sports Complex *(General interest in a large multi-sport facility that includes practice facilities like batting cages, soccer goals with backstops, basketball hoops with redirect rims, tennis court walls; sports courts and fields, concession stands, and gear storage areas)*	6
Workout Equipment (since its more in town)	1
Golf (driving range for golfers young and old, mini golf)	2
Basketball (concrete court)	7
Pickleball (pickleball courts)	2
Tennis (tennis courts and tennis court walls)	3
Volleyball (volleyball court)	2
Soccer (including soccer goals with backstops)	1
Skating (skating rim)	1
Baseball/softball fields	4
Park Amenities: *Addition of gazebos and shade protection, picnic tables, drinking fountains, benches, and seasonal snow sledding hill if hill present.*	4
Restroom Facilities *(bathroom closer to the baseball and softball fields, better restrooms)*	4
Landscaping & Natural Areas: *Addition of a botanical garden, landscaping, development of a nature park with native plants to support biodiversity, increased tree planting (including flowering bushes), and enhanced shaded areas.*	8
Housing & Development: Interest in additional housing options, including single-family homes (no rentals), lower-income housing, and potential separation between neighborhoods to maintain property values. Some suggestions for community areas as an alternative to housing development	7
Outdoor Amphitheater	2
Lighting & Safety: Increased street lighting in dark areas to improve visibility and safety.	2
Public Art & Features: *Interest in colorful, large-scale ("bulk size") art sculptures and/or water feature*	2
Common Areas *(for the community, including gardens; making neighborhoods more pedestrian- and bike-friendly to reduce car dependency)*	1

** Comments have been summarized and categorized. See complete list of responses at end of document*

13. Are there any improvements you'd like to see at a specific park in Boardman?

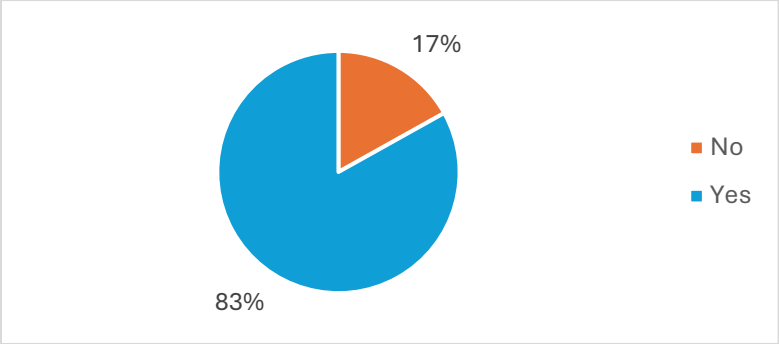
(Please identify the park(s) you are referring to and describe the improvements you'd like to see.)

Response Summary * (65 Responses)	#
City Hall Park: City Hall Park needs various safety, recreation, and aesthetic upgrades to improve its usability and appeal. Key concerns include better fencing for child safety, expanded playground and park amenities, and general park maintenance. • **Safety & Maintenance** (barrier between the road and park to slow kids from running into the street/traffic, address worn-out park areas, general park cleaning and upkeep) • **Playground & Recreation** (new swings, expanded and improved play structure to better match available space, wall ball court, sunshade over playground) • **Amenities & Landscaping** (covered picnic area with tables, water fountains, and BBQs, more trees and landscaping especially around the edges, transform the park into a more inviting space beyond just a grassy area with a toddler playground)	10
City Park: City Park has been identified as needing significant improvements to its play areas, sports facilities, maintenance, and amenities. Community feedback highlights the need for upgraded playgrounds, sports fields, better park maintenance, and enhanced accessibility. Concerns were also raised regarding restroom conditions, safety, and cleanliness. • **Playground & Recreation** (new play equipment, additional playground equipement) • **Sports Facilities** (upgraded baseball fields, add tennis courts, repaired soccer field including fixing holes, mowing grass, and replacing goalie nets, add bright and welcoming sports courts with lighting) • **Maintenance & Cleanliness** (regular cleaning of park premises, leveling the park, cleaned and maintained grass especially for little league season, better upkeep of bathrooms, addressing homelessness concerns) • **Amenities** (add bleachers for baseball fields, a flag at the baseball area)	11
Marina Park: Community feedback highlights the need for enhanced amenities, improved cleanliness, and better recreational opportunities at Marina Park. Specific requests focus on upgrading restrooms, increasing shade, improving accessibility, and maintaining walking trails • **Restrooms & Cleanliness** (improved restrooms and drinking water fountains, better bathroom maintenance, overall park cleanliness) • **Amenities & Concessions** (add concessions, rental location, and more recreational opportunities) • **Shade & Comfort** (shade over playground, add misting stations, add flowers and trees for improved shade) • **Trails & Accessibility** (cleaner walking trails, west end upkeep and accessibility improvements) • **Landscaping & Maintenance** (thinning trees like the old locusts, improve general upkeep) • **Recreation & Sports** (add bright and welcoming sports courts surfacing with lighting, Improvements baseball/softball fields.)	13
Boardman Pool & Recreation Center: Add sauna.	2
Special Use Facilities:	

• **Splash Pad, Dog Park, Skate Park & Soccer Field:** drinking water stations, cooling stations, and additional shade at the dog park, splash pad, skate park, and soccer field. • **OPI Soccer Field:** Add restroom facility • **Soccer Fields:** Better attendance and maintenance needed • **Water Play & Splash Pads** (maintain a spray park; enhance the new splash pad with a greater variety of water features, including a slide, water toys for smaller children, and activities for middle schoolers)	
System-wide: Community members expressed a strong interest in enhancing parks and recreational facilities across the system to create inviting, functional, and safer spaces. Key themes include improved sports facilities, enhanced park infrastructure, increased security, better maintenance, and expanded amenities for all ages. • **Sports Facilities & Courts** (add more basketball hoops and volleyball courts. Add to the park system: tennis courts, pickleball courts, sand volleyball courts, amphitheater, pump track, covered basketball/football court, driving range (Arlington doesn't have one and closest is Umatilla; growing high school team could also use), turfed fields with covered seating, more shade trees and seating around sports facilities) • **Park Infrastructure:** (need better and larger play structures, covered picnic and play areas, additional BBQ stations, more seating areas and water stations, improved bathrooms and basketball courts, • **Maintenance:** cleaning scribbling from playgrounds), removal of geese droppings, addressing uneven and hole-filled grassy areas to improve playability. • **Nature & Landscaping** (more trees and flowers; more shade trees at sports fields) • **Safety & Security** (increased security and enforcement like at city park and mile marker 40, ensuring parks remain accessible first come first serve, but not open 24/7 to deter unauthorized use and homeless encampments) • **Connectivity & Accessibility** (a lighted walking path connecting main parks to the recreation center) • **Youth & Family Amenities** (more playground equipment for kids under age 5, nicer and bigger playgrounds) • **Outdoor Recreation & Activities** (fishing and hunting spots, equipment rentals)	20
Trails & Pathways (more walking and bike paths, additional trash cans and water fountains along trails, specifically between Marina Park, Sailboard Beach, and Marker 41)	
Zuzu Park Improvements (playground installation, land leveling with grass, shade structures with picnic tables, a better dog trash can, and overall improvements to create a positive recreational space for families and children)	

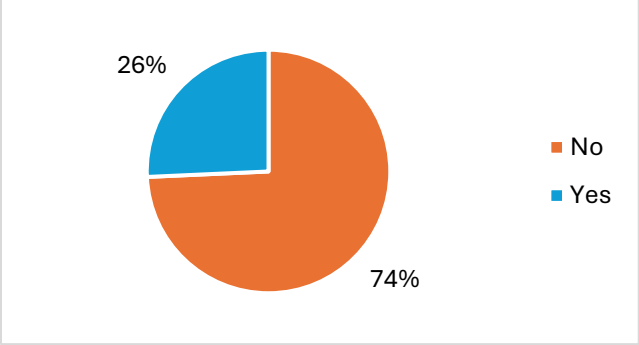
** Comments have been summarized and categorized. See complete list of responses at end of document*

14. Would you support the City Cleanup day(s) to improve park appearance?



INDOOR Recreation Needs

15. Are there enough indoor recreational spaces in Boardman?

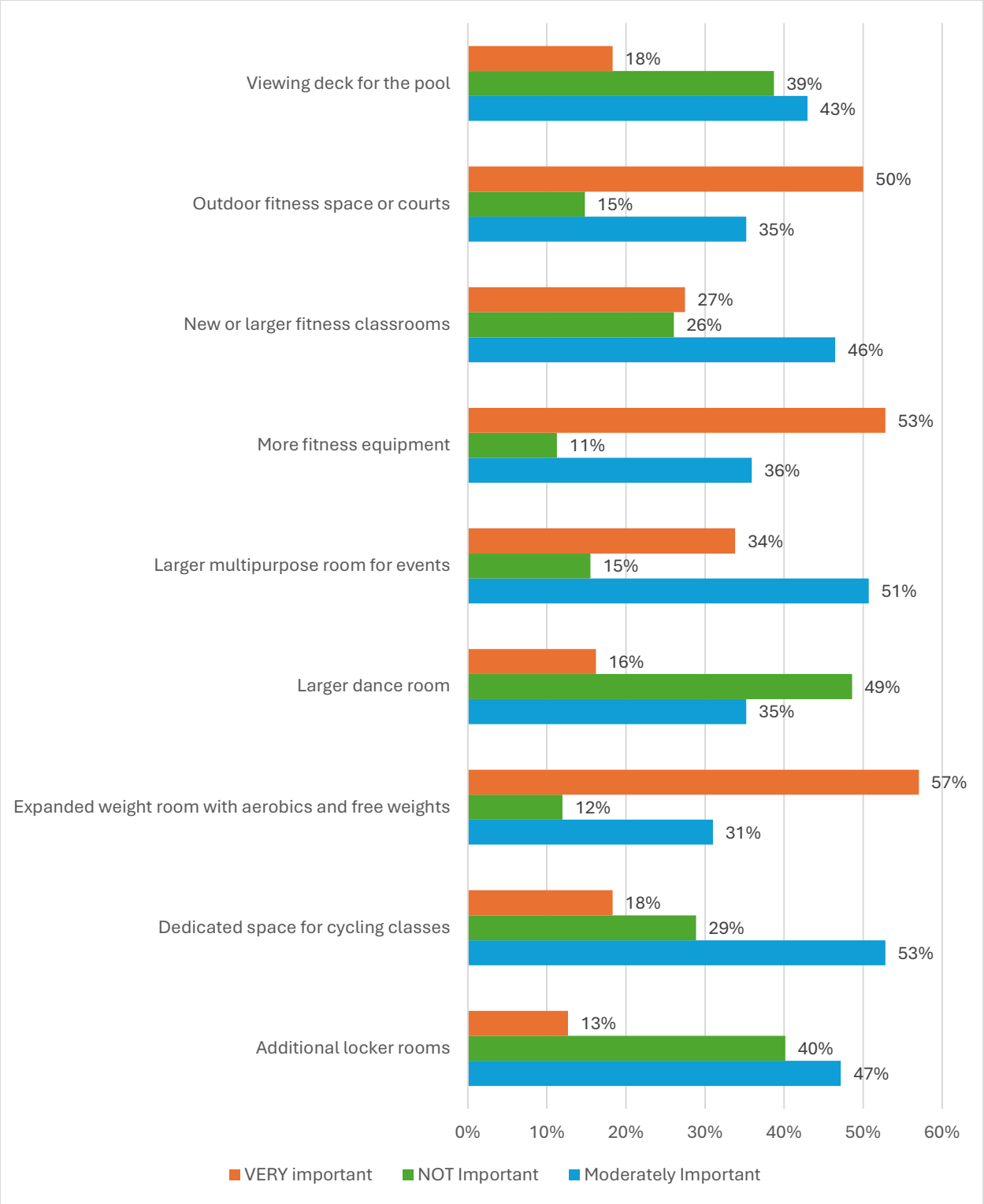


16. What indoor recreational improvements should Boardman prioritize?

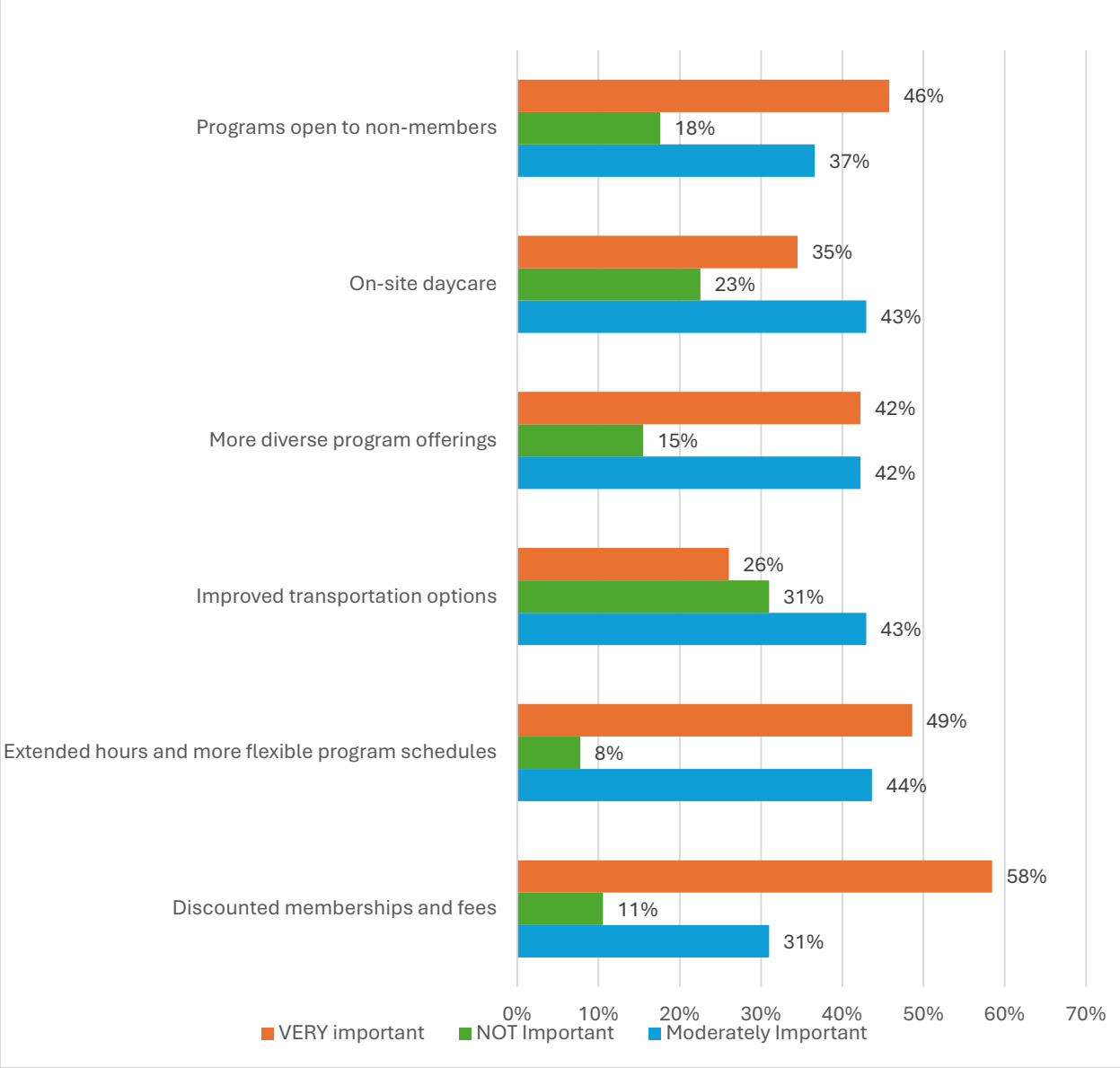
(Rank from 1 = Most Important to 4 = least important, select one per column)

	Average Rank	Final Rank
Expanded Boardman Pool & Recreation Center	2.32	1
New Indoor sports complex	2.49	2
Creating more community gathering spaces	2.56	3
Updated Field House at City Hall Park	2.63	4

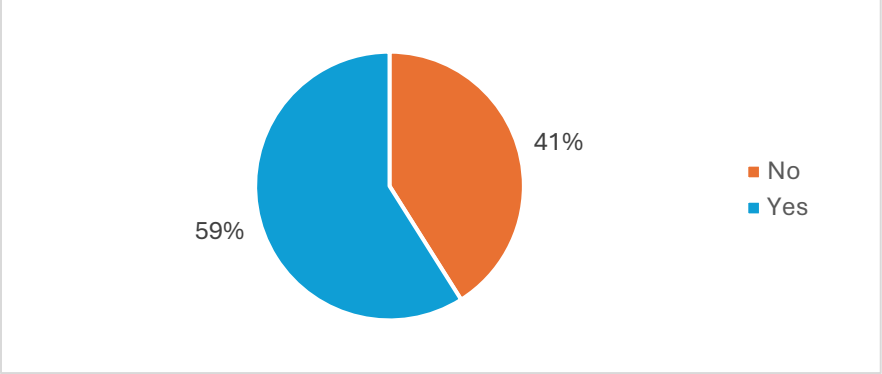
17. The District is considering expanding the Recreation Center. How important are the following potential improvements?



18. What improvements would make the Recreation Center more accessible?



19. Would you be willing to help support the desired improvements by supporting a small increase in the district's tax base?



Open Feedback (optional)

20. Do you have any other suggestions for improving Boardman's parks and recreation system?

Response Summary *	#
Boardman Recreation Center: Community members have expressed a need for improvements and expanded offerings at the Boardman Recreation Center. Suggestions include adjustments to membership pricing, better accessibility, additional classes, and facility upgrades to better serve residents. There is also interest in making the Rec Center more profitable while ensuring fair pricing for Boardman taxpayers. • **Membership & Pricing**: lower gym membership prices, better discounts for Boardman residents, introduction of a "Gym Specific" pass for $25/month, lower or free memberships for student-athletes, expansion of membership access to those outside Boardman, additional fees for non-taxpayers to make the center profitable. • **Facility & Equipment Upgrades:** expanding and improving the weight room, adding more exercise rooms for simultaneous classes, creating separate locker rooms for gym and pool users, installing a sauna, building two additional basketball courts) • **Classes & Program Expansion:** more instructors, additional classes including dance, tumbling, martial arts, cheer, and gymnastics, better accessibility and sign-ups for swimming lessons and pool classes, offering youth-focused activities. • **Hours & Accessibility**: extending gym hours for minors until 10 PM with adult supervision, opening on Sundays, making pool class schedules easier to navigate online. • **Community Outreach & Inclusivity**: allowing places like CCS to purchase monthly passes for staff and clients to improve mental health, enhancing customer service with additional staff, making the Rec Center website more user-friendly for accessibility.	19
Community Events & Programming: Residents have expressed interest in expanding community events and programs in Boardman's parks and recreational spaces. Suggestions include increasing event variety, improving promotion, making activities more accessible, and enhancing logistical support for existing events like Music in the Parks. • **Expanded & New Events** (more Spring/Summer/Fall events with increased advertising and promotion, Fishing Guide weekend, highlighting free fishing days, "Get Outside!" community days with simple activities and educational signage, encouraging groups to use parks for activities such as model rockets, RC cars/planes, and drones) • **Sports & Recreation Activities** (supporting flag football, adding more community-based recreational activities) • **Event Logistics & Accessibility** (improving setup for Music in the Parks at Marina Park by addressing heavy table placement and litter issues, ensuring future programs are free or low-cost)	5

System Wide Improvements • **Recreational Facilities**: Diverse park features can provide wider opportunities and greater interest to people. Suggested improvements include expanding fishing and hunting areas, adding more basketball courts, tennis courts, and outdoor pickleball courts at multiple sitee. • **Signage & Wayfinding:** adding more signage to help people locate parks, as some parks are currently obscure and underutilized. • **Restrooms:** improve and add more public restrooms and ensure they are available year-round, • **Wifi Service:** provide fast internet services and public WiFi access. • **Accessibility & Safety Enhancements**: Improving infrastructure to ensure safe and convenient access to parks for all residents, particularly low-income families without reliable transportation. Suggestions include expanding lighted sidewalks throughout town to provide safer routes, implementing sustainable and eco-friendly lighting, and installing street lamps to create safe pedestrian areas away from roads and fields. • **Maintenance:** Ongoing upkeep and improvements are needed to maintain parks, sports fields, and marina facilities. Suggestions include increased support for park and sports field maintenance, regular upkeep, improved marina restrooms, and water cleanup efforts to remove glass, trash, and algae.	8
Indoor & Community Recreation Facilities: Expanding indoor recreational options would provide year-round activity spaces for the community. Suggestions include an indoor turf field for soccer and a separate one for football, a trampoline park, a dance studio, and a dedicated teen center.	4
Camping & Outdoor Lodging: There is interest in adding more tent camping near the river, with trees to provide a more secluded experience for each site.	1

** Comments have been summarized and categorized. See complete list of responses at end of document*

Tell Us About Yourself (optional)

21. What is your age? (*142 Respondents)*

	Under 18	18-34	35-54	55+
Count	49	36	35	22
%	35%	25%	25%	15%

22. Which of the following best describes your race or ethnicity? ***Select all that apply.***
(*143 Respondents)*

	Count	Percentage
Asian	2	1.4%
Black or African American	1	.7%
Hispanic or Latino	52	37.4%
White	66	47.5%
I don't know	2	1.4%
Other	20	11.5%

23. How many people are in your household? (*141 Respondents)*

	1	2-3	4-5	6+
Count	5	59	61	16
%	4%	42%	43%	11%

24. Select all of the following that describe your living/family situation. (*134 Respondents)*

	Count	Percentage
I have kids	51	38%
I live with a partner/spouse	66	49%
I have multiple generations living in the same household	15	11%
I live alone	5	4%
I live with roommates	3	2%
I own my house	68	51%
I rent my house	10	7%
Other (I live with my Family/Parents)	31	23%

25. If you have kids in your household, how many do you have? *(74 Respondents)*

	1	2	3	4	5	6	9
Count	19	25	20	5	3	1	1
%	26%	34%	27%	7%	4%	1%	1%

26. Do you or a member of your household have a disability or mobility challenge that impacts park use? *(137 Respondents)*

	Yes	No
Count	12	125
%	9%	91%

27. Enter your email to sign up for project updates: *List provided separately.*

Boardman Park Plan 2035

SUMMARY

Community Survey #2: Park Naming Competition

DATE RANGE: May 14 to June 3, 2025

OVERVIEW

From **May 13 to June 3, 2025**, the City of Boardman invited community members to help name several parks through a public naming competition. The survey was part of the Boardman Park Plan 2035 and aimed to engage residents in shaping the identity of local parks through meaningful and creative names.

A total of **44 submissions** were received.

The survey invited participants to propose names for the following parks:

- **City Hall Park**
- **Hillview Park**
- **Park Blocks** (located under the BPA power lines between Paul Smith Road and Laurel Lane)
- **River Ridge Subdivision Parks (3 to 4 parks total)**
- **Any Park** – for those whose name ideas were not tied to a specific location

The survey invited community members to suggest park names aligned with the following themes:

- Local history (historical figures, events, or traditions)
- Natural environment (native plants, wildlife, or geographical features)
- Community spirit (themes of unity, recreation, or shared experiences)
- Indigenous or Multicultural Influences (respecting Boardman's diverse heritage)

The survey was offered in both English and Spanish and promoted widely to ensure diverse participation. Outreach efforts included:

- City of Boardman email and text message blasts
- Distribution through principals at three local schools
- On-site promotion at Community Meeting #2 via flyers and QR code
- Direct outreach to prior contacts, including local daycares, Amazon, Boardman Foods, BCDA, and Chamber of Commerce
- In-person visits to local businesses, with flyers posted at the library, Recreation Center, local daycares, and Blue Mountain Community College

Participants were asked to select a park (or choose "Any Park"), propose a name, and provide a short explanation of its significance. Contact information was optional for recognition purposes if selected.

Finalists will be selected by the Parks Master Plan Public Advisory Committee, with final decisions to be made by the City Council. Winning names will be publicly recognized at a future Council meeting.

The following sections summarize responses organized by park, including all name suggestions and explanations provided by participants.

SURVEY SUMMARY

PROPOSED PARK NAME	WHY DID YOU CHOOSE THIS NAME?
Any Park (Location doesn't matter)	
Blayden Park	C. G. Blayden was the first permanent settler in Boardman in 1915 after Samuel Boardman homesteaded the land in 1903.
Quetzal Park	A Quetzal is the national bird of Guatemala. It would help our neighbors feel more included and welcomed into the community. While I understand and appreciate the work that Karen did with the city, having a park that the majority of the population can't pronounce won't make the space inviting. A potential compromise could be "KP Park" and have an informational about Karen.
Wayiilet Winds Park (pronounced Way-yee-let)	Wayiilet means "welcome" in the Umatilla language. A strong symbol to honor the indigenous people and language of Morrow County
Parque de Todos	The majority of our community speaks Spanish as their first language. They deserve to have our parks reflect that! This name would embrace the community feel Boardman wants to continue growing. This would best be used on a park close to the main town area.
Wagon Wheel Park	Honoring the pioneers who migrated through the area
Parque Puente Cultural	Meant to reflect on the connection and mutual respect we should have for all cultures.
Boardman Sprout Park	Just names I came up with
Little Columbia Playland	
Riverbend Romp	
Happy Trails Park	
Kiddie Cove	
Beaver Landing Park	Beavers are along the Columbia river and the state animal.
Eagle Landing Meadows	Bald Eagles frequent our region
Docken Landing Park	Lee and Pam Docken have been influential leaders in the community their entire lives.
Parque de Los Ninos	Hispanic name for childrens park given we are 70 percent latino
Unity Meadows	Unity between cultures and generations
Heritage Park	Have some story boards or pavilion showcasing the history Indians Lewis and clark oregon trail. Dams. Agriculture
Central Park	I choose this name because it was like a good name and so thats why.
Parky McParkface	For the lolz.
Cartman Park, Windsor-Laurent	Hounouring my big brother Owen Carmen, and cuz

PROPOSED PARK NAME	WHY DID YOU CHOOSE THIS NAME?
City Hall Park	
Samual H. Boardman Park	He helped esablished state parks and homesteaded Boardman Oregon.
Weyiilet Winds Park (pronounced Way-yee-let)	Weyiilet means "welcome" from the Umatilla language. This name recognizes and history of the indigenous people and language of our area.
Heritage Way Park	Meant to honor the different cultures and histories and heritages, and the different paths we have all taken that have led us here.
Tatone Park	
Roundabout Park	When I think about this area I always think about how fun it is to drive around the roundabout to get to the park.
Pettigrew Park	Karen Pettigrew is a founding mother of Boardman and very influential to the support for our city's park.
Boardman playfield	because its good
Blaydon Park	According to Time Web, C.G. Blaydon, was the first settler to Boardman. Because Sam Boardman is honored in so many other ways, I thought Blaydon Park would be a nice alternative especially since the park is near City Hall and City Center Circle highlighting the surrounding business & residential community.
Hillview Park	
C.G. Blayden Park	He was the The first permanent settler in Boardman OR in 1915
Elemental Park	This is a sleek and modern name hinting at the wind, water, sun, and earth resources we have in Morrow County
Harvest View Park	To remember the strong agricultural roots that have made this community strong for so long.
Hillview Park	The existing name is fine.
Park Blocks	
Ryan Neal Memorial Park	In honor of the late Ryan Neal, former executive director of the Port of morrow
Watt Field Park	Watt Field Park is an ode to the powerlines overhead without being too obvious.
Blayden Park	CG Blayden was the first permanent settler of Boardman OR in 1915
Power Trail Park	
Columbia Park	For the Columbia river
Walk the Line Park	In 1964, I was 12 years old and my family moved to Boardman so my father could work on the new interstate being built along the Columbia River. We lived, in what then was, McKenzie Trailer Court, on Wilson Road. When we would walk into Boardman (city) we would walk under the old powerlines and always say to our friends, "let's walk the line." Powerlines have long been significant to Boardman and the surrounding area because of their economic impact for job creation, and agriculture & business development. And we could hear the lines buzzing and know we could follow that line home.

PROPOSED PARK NAME	
River Ridge Subdivision Parks (3 to 4 parks total)	
Seven Drums Park	Inspired by the Seven Drums religion practiced by many plateau tribes, symbolizing spirituality and community
Willow Bend Park	It's a beautiful name coming from a tree found in this area, and drawing attention to the river as well and all the bends in the waterway.
Pájaro Azúl Park	River Ridge Estates is full of streets all with bird names. This name pulls on that similarity, and also connects the community due to the name being in Spanish rather than English, reflecting on the fact that for the majority of our community, Spanish is the first language.
Willow y Cielo Park	Invokes a beautiful nature image while convincing English and Spanish to symbolize unity between our cultures
Hawk Park	River Ridge Subdivision Park 1 - to keep in line with the names of the streets
River Ridge Park	River Ridge Subdivision Park 2
Greenview Park	River Ridge Subdivision Park 3
Morrow Park	River Ridge Subdivision Park 4
Meadowlark park.	It's oregons state bird! And alot of bird named roads are around as well. Just thought it fit. Thank you.
Snow Geese Park	Boardman has always been known for the abundance of water fowl along the river & marshes. I remember walking along Wilson Lane near where the entrance to River Ridge development is now and seeing huge flocks of Snow Geese resting in the fields on the south side of the road. The ground seemed as though it was covered in white cotton, shiny in the sunlight, deep gray in the winter when the sun light faded at 4:30 pm. But then in fog, if something set them off, there would be this eery rising of honking and wings flapping, growing stronger & louder as they left the safety of those open fields. Snow Geese Park just seems fitting and respectful to the land, the birds who still find rest and protection around the area of the development.

SUPPORTING MATERIALS

The following materials are included as attachments to this summary:

- **City Council Letter** – Describes the purpose of the Park Naming Competition and outlines the decision-making process for final name selection.
- **Paper Survey (English & Spanish)** – Copies of the bilingual survey distributed to the community.
- **Promotional Flyer (English & Spanish)** – Used for outreach and posted at local businesses, community centers, and public facilities to encourage participation
- **Contact Information** – Contact information for those who submitted names for the competition.

Boardman Park Plan 2035

SUMMARY

Community Open House

DATE: January 29, 2025
TIME: 6:00 PM – 8:00 PM
LOCATION: City Hall
VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

The City Hall Open House was held in collaboration with the Transportation System Plan (TSP) Update consultant team and drew approximately 35 community members. The event was structured with the Parks Planning component set up in the Council Chambers and the TSP project in the lobby.

As attendees arrived at the Parks Master Plan area, they were first presented with concept imagery of various park amenities and features to generate ideas and spark discussion. From there, participants moved through a series of interactive stations focused on park planning and improvements. Stations included:

- All Parks & Facilities
- BPA Easement (Park Blocks)
- City Parks
- Neighborhood Parks
- Waterfront Parks
- Special Use Facilities

Two City staff members and two consultant team members moved between stations, engaging with participants and facilitating discussions. Attendees placed numbered dots on plan exhibits corresponding to written comments about likes, dislikes, and suggested park improvements. Some comments were tied to specific locations, while others provided broader feedback on park and facility needs.

A Kids' Activity Table offered an interactive opportunity for younger participants to engage in park planning. The table featured:

- "Draw/Design Your Dream Park" writing and drawing activity
- Shape cutouts, glue sticks, and drawing supplies to illustrate park ideas

Public: Approximately 35 community members attended the meeting; The sign-in sheet was misplaced and is unavailable for reference. However, a list of attendees, based on the City's recollection, is included at the end of this document.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Noelia Ruiz (Bridging Languages), Carla McLane, Stephanie Case, Norma Ayala, Arely Cambero, Brandon Hammond (City of Boardman), and George Shrimer (Boardman Parks & Recreation District).

DISCUSSION

Overall Park & Facilities Feedback

Map Key:

1. I-84 (traveling east) exit - never turn left off the exit ramp because it is very unsafe and cannot see;
2. Land between Hwy 84 and BPA Easement Area, west of Main Street at the end of Front St. SW (behind the house): Existing Pond on Army/BLM lands; there were plans to develop a dock at the pond; explore connecting to the BPA lands with nature trails; work with Wildlife Refuge to provide access across their land.
3. Connect the waterfront trail from Day Use Park to Marker 40 (infilling gaps like in front of the Marina), crossing the highway at Main Street, running along the Park Blocks and connecting back to the waterfront over/under the highway on the west end of town.
4. Other Hwy 84 crossings discussed included the existing underpass at Laurel Lane, but this is considered dangerous for pedestrians as it is not controlled and too much semi traffic
5. There are a lot of kids in this neighborhood south of park that would service the park.

Other Comments:

- Longer looping trail network for fitness and distance running, walking and biking;
- Splash Pad (relocated): Do not like splash pad at City Hall Park, feels once the Park Blocks are developed, it will not be used; do not want it at the Marina (mosquitos); if sports complex is developed, prefer the sports fields at City Park get relocated to complex and it go at City Park (first choice) or Sports Complex.
- Path connections - infill missing segments in sidewalks to create more path connections.
- Weather resistant games (Walla Walla Pioneer Park)
- Like nature play for kids (sand, build forts)
- Sports Field concerns/comments
    - dirt and weeds;
    - Marina has very hard dirt.
    - Softball fields at schools - maintenance includes importing clay several times per year for better fields, this is not done as frequently as City/District sports fields, likely causing the issues.
    - Turf makes sense for an indoor sports complex, but in Boardman there is so much wind that dirt migrates and fills up even the rockscaping in town.

BPA Easement (Park Blocks) Feedback

Map Key:

1. Road connection between Olson and Main Street - extend the Oregon Trail
2. Nature Trails
3. Pump track and bike trails
4. Nature play, play structure, rock wall
5. Indoor Soccer Facility
6. Skate Park
7. Crosswalk across Main Street
8. Rifle and handgun range
9. Archery range

Other Comments:

- Currently used by dirt bikes (a nuisance) and informal trails.

City Parks Feedback

City Park

Map Key:

1. Shade on Boardman Ave. edge

Other Comments:

- Ball Field Use: Youth use the fields for T-ball, coach pitch, but not older kids and adults
- Shade / Shade by sports field
- Lighting for evening activities
- Splash pad
- Better lighting (every day see 10-20 people playing soccer)
- Trees

City Hall Park

Map Key:

1. Vacant green space east of Senior Center for splash pad
2. Overnight dog kennel at Northside of Field House building
3. Racquetball courts

Other Comments:

- Like the shaded picnic tables;
- Splash Pad Comments
    - Do not like the splash pad here, want it closer to a multipurpose site.
    - Don't like that splash pad will force people to come to City Hall.
    - Hillside may be problematic.
- Shade
- Dog park
- Swings
- Ping pong table

Hillview Park

- Sports complex (multisport – baseball, softball, soccer, basketball, pickleball)
- Playground
- Better Lighting
- Teen area
- Dog park
- Walking trails
- Shaded areas / shade
- Splash pad
- Bike trails
- Bike skills park
- Walking Trails
- Skate Park
- Mini golf
- Soccer facility

- Sports Complex/AKA "One Stop Shop:" playfield, play structures, splash pad within walking distance of a large residential neighborhood; Site has river views and beautiful sunsets. Adult softball is very popular and would provide tournament potential.
- Comment about park use: Not sure land should be used as a park or that the City has committed to this. The property was originally platted as a subdivision, which the City did not approve because the lot sizes were too small; intended to re-platt with larger lot sizes, not make into a park.

Neighborhood Parks Feedback

General Feedback:

- Need basic park amenities including play structures, benches, open green space
- Feel overall neighborhood park sizes are adequate but would have preferred one larger park vs. (2) smaller parks like at River Ridge Subdivision.
- More trees

Tuscany Park

- Needs playground
- Shaded seating area
- Drinking fountain
- Misters
- Pickleball and tennis court
- Dog area
- Water fountain

River Ridge #1

- Playground (bunch of swings, big slide)
- Shade
- Bench
- Dog park
- Pavillion

River Ridge #2

- Playground
- Shaded seating
- Drinking fountain
- Misters

Zuzu Park

- Playground
- Shaded seating
- Drinking fountain
- Misters
- Better lighting and safety nearby
- Benches
- Bike skills
- Nature play

- Volleyball
- Small basketball court

Waterfront Parks Feedback

Map Key:

1. Kayaking and paddleboarding would be fun!
2. Pump Track with barrier on West side to block wind. Thin out wooded area, but leave enough trees to provide shade and wind protection
3. Skatepark
4. Path Connections: Infill path connection in front of Marina
5. Youth Complex (no longer desired/viable): This area was previously planned for a Youth Complex, which the City has a design for, but encountered challenges with the Army Corp and BIA, so never developed. Plan included reorienting Marine Drive, which is no longer possible due to recent infrastructure improvements. Feel a better use of this space would be to expand the RV Park and campground.
6. RV Park & Campground Expansion
7. Expand Marker 40 to cabins: boats use park to beach and the meet up with others; very popular beach, gets crowded in the summer; intense heat, could use additional shade structures.
8. "Point of Interest:" develop with a historical marker of some interpretation for "Old Boardman." Old Boardman area is very shallow and not allow boat access; could be a great place for more passive water use like SUP
9. "Hidden Gem Beach:" could be a great spot to launch paddleboards and go tour Old Boardman;
10. Fishing Platforms
11. Dock, shade, pergolas/gazebo, more seating
12. Rentals: paddleboards/rowboats, pedal-boats, bikes, e-scooters
13. Additional seating covered benches.
14. Concessions, BBQ, ice cream like across the river at Crow Butte
15. Marker 40 Beach is dirty, beach overgrown with debris; could be improved with corn hole, horseshoes; MORE shade structures
16. "Old Boardman" – shallow and not good boat access
17. Sailboard Beach - more natural setting, people will go there and watch the sunset and BBQ; this is a pretty rocky beach and difficult to access by boat; sometimes see people anchor offshore; consider fishing platforms like at Lost Lake or Celilo Falls.
18. Disc Golf Area: nicknamed "goat golf" because of all the Goat weed. Lane designed intentionally narrow; the front 9 is a more challenging course, the back nine is more open and easier

Other Comments:

- River Use: Jet skis, kayaks, boats

Special Use Facilities

Splash Pad Relocation Feedback

City Hall Park

- Likes:
  - Vacant green space available east of the Senior Center.
  - Existing shaded picnic tables.
- Dislikes:
  - Not preferred as a splash pad location – attendees feel it should be closer to a multipurpose site.
  - Concerns that placing it here would force people to visit City Hall, which is not an ideal recreational destination.
  - The hillside may pose challenges for installation and usability.

City Park (Preferred Location)

- Likes:
  - Several consider this the best location for a splash pad if the sports complex is developed and the existing sports fields are relocated.
  - Already a popular recreation area with families.
  - Potential to integrate with other park amenities such as shaded areas and playgrounds.
- Dislikes:
  - None specifically mentioned.

Sports Complex (Alternative Preferred Location)

- Likes:
  - If developed, it could be a great alternative to City Park for placing the splash pad.
  - Would allow for a comprehensive recreation area with multiple sports and play amenities.
- Dislikes:
  - Currently not developed, so it is not an immediate option.

Marina

- Likes:
  - No specific positive comments about placing a splash pad here.
- Dislikes:
  - Mosquitoes are a major concern, making it an undesirable location.

Hillview Park (Potential Location)

- Likes:
  - It could be part of a multisport complex, making it a "one-stop shop" for recreation.
  - Located within walking distance of a large residential neighborhood, increasing accessibility.
  - Offers beautiful river views and sunsets, making it an attractive family destination.
- Dislikes:
  - Some community members are uncertain if this site should be a park, as it was originally platted for a subdivision with larger lot sizes.

Skate Park

- Youth like it relocated to marina, but adults feel it takes up valuable space that could be used for other things
- Need better skate park and teen area

New Soccer Field Park

- Shade
- Trees
- Restrooms
- Bleachers
- Several people mentioned they did not like the idea of a field here.
- Better lighting

Dog Park

- Existing location has pulled many people into Boardman because of visibility from the street; it will be hard to see in the Park Blocks; City should consider adding a digital reader board over highway to promote things like the relocated dog park

OPI Fields

- Air Dome with large play field with turf (used at universities year round, can split-full size soccer field and mod. Fields, gyms on ends, stand on sides (spectators); concessions, front face brick and mortar.
- Asphalt driveway and parking
- Soccer Complex or Sports Complex;
- People would go anywhere for indoor soccer.
- Play Structure
- Mister
- Shaded Seating
- Bathrooms
- Water Fountain
- High School does not use these fields anymore; used by adult leagues

Wayside Parks

Map Key:

1. Transit Stop at Front & Main (SW park)
2. Add parking lot like at south Front; tire air station, water station, family friendly restrooms with possible showers (North & South)
3. North parks (both sides): Sidewalks and lighting

Indoor Facilities

General Comments

- See additional comments under OPI Fields and Rec Center
- Indoor soccer
    - Need a facility for indoor soccer ASAP
    - Indoor soccer found at existing school gyms already
- Consider relocating rock wall at Rec Center to another facility that is more activity focused and to allow expansion of other Rec Center features
- Consider things that make money - indoor mini golf, trampoline park
- The city needs a bigger event facility.

Boardman Pool & Recreation Center

Other comments:

- Cleanliness / cleaning staff
- lack of equipment
- poor customer service / train staff better
- Consider relocating rock wall at Rec Center to another facility that is more activity focused and to allow expansion of other Rec Center features
- More senior and aging options - exclusive to seniors so it is more comfortable in facility without kids for set times
- Outdoor shaded exercise area
- More indoor pool features
- Expansion to include a trampoline park
- Weight room expansion
- Expansion with trampoline park;
- Pickleball can be played at the basketball courts already.
- Racquetball courts

Field House

- Available for public use and needs to be better advertised and managed so used by the public
- Used for school district to practice indoors
- Phone number on door that a community member can call and gain access
- Turf, so must be used for very specific activities
- Received CDA (?) funding to build field house because there were not indoor facilities available that were not tied to schools (off hours and off season)

SUMMARY

Boardman Park Plan 2035

Community Open House #2

DATE: May 13, 2025
TIME: 4:00 PM – 7:00 PM
LOCATION: Community Development Conference Room at City Hall
VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

The meeting was supposed to be hosted at City Hall Park, but due to high winds, the meeting was moved indoors to the Community Development Conference Room at the south end of the building. The intent was to make the meeting fun and welcoming to families. The meeting was structured as an open house, allowing participants to come and go within the three-hour time frame. Ice cream was served and goody bags and stickers handed out to children in attendance. City staff, District Staff and two members of the consultant team were available to provide directions, answer questions and interpretation of meeting displays into Spanish as needed.

Public: Approximately 100 community members were engaged at the event. This included about 55 adults, 22 children and 23 people at the Sol Azteca Mecian store/restaurant adjacent to the park. A list of attendees is included at the end of this document. Not all attendees signed in.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Noelia Ruiz (Bridging Languages), Arely Cambero, Carla McLane, Brandon Hammond (City of Boardman), and George Shrimer (Boardman Parks & Recreation District).

DISCUSSION

Participants were encourage to sign in upon arrival and then circulate around the room. A small display of play features was mounted to the wall at eye level for children to engage with. Children were excited to look at the imagery, share their preferences with facilitators, and participate by placing stickers on their "favorite" play features. In many instances, children accompanied their parents around the table displays and, in several cases, even placed their dots on preferred park projects. This allowed them to have a direct hand in shaping the park improvements while working together with their parents or facilitators.

Adults were directed to 14 park panels placed on a tables in a circular shape. Displays were organized by City, District and the System as a whole. The panels featured a map exhibit of the park sites, improvement ideas keyed to the aerial map (where appropriate), a bulleted list of "other requested improvements," a bulleted list of "Prioritization/Comments" and itemized into potential "projects" under each park facility. Facility displays included:

1. System & Heritage Trail Projects
2. City Park

3. City Hall Park
4. Hillview Park
5. River Ridge Subdivision Parks #1 & #2
6. Zuzu Park
7. Park Blocks
8. Wayside Park (4 total: East & West Bound)
9. Day Use Park
10. Marina Park
11. RV Park & Campground
12. Sailboard Beach & Disc Golf Course
13. Boardman Recreation Center & Pool
14. Oregon Potato Soccer Field

Two additional displays highlighted:

- Overall park system to help orient and locate park facilities.
- Core Values, Mission and Goals and Objectives that have been identified for the project.

Attendees were given 6 dots to place next to park improvements they felt were most important. Many opted to review all the displays and then return to place their dots. The dot exercise was NOT intended as a "voting" exercise, but rather to understand community preference for prioritization. Participants could add ideas they felt were not represented and ask questions. Some language on the panels was modified by facilitators during discussions with participants to clarify the intent. Two main examples included the following:

- **Hillview Park:** The text on Hillview Park was modified to clarify that the future design of the park would "evaluate" the potential for housing. This clarification stemmed from prior public input suggesting housing could be part of the park's development. Most attendees expressed a preference for exclusive park use, so the intent of the discussion was to keep the process transparent, consider the community's input, and explore the feasibility of a mixed-use park and housing area, rather than committing to a specific outcome at this stage.
- **Oregon Potato Fields:** Facilitators clarified that the proposal for an indoor multi use facility was intended for the practice field location, not the main regulation soccer field. Additionally, before this site could be considered for such development, it would need to be acquired by the District, followed by a community design process and the implementation of improvements.

Specific Feedback

Several ideas were raised in discussion or added to the displays during the meeting:

- **Bike Skills Park:** A bike skills park similar to Family Man in Hood River was suggested as a valuable addition.
- **BPA Park Blocks:** Participants expressed interest in soft surface trails in addition to a paved path, with potential bike skills features along the route.

- **Toddler and Preteen/Teen Recreation:** There is a noted deficit in park infrastructure for toddlers and preteens/teenagers. A strong desire was voiced for outdoor spaces to keep children active and safe.
- **Youth Sports Progression:** Several participants highlighted the need for facilities that support youth progression in sports, particularly baseball and softball. It was noted that the Field House, as an existing asset, could be used more fully by the community to help children progress in these sports. Without proper facilities for progression at younger ages, children are unable to advance and play competitively in club sports. This year marked the first time in several years that the school could field a JV baseball team.
- **Field House Access:** Several participants expressed concerns that the Field House does not feel fully accessible to the community. One participant mentioned that it feels "selective," while another felt it doesn't seem like the facility is for the public. It was noted that the Field House is primarily used for practice sessions, but typically only for a couple of weeks before transitioning activities outside. There is a desire for year-round access and more equitable use for the community as a whole.
- **Support for Soccer:** A strong need for soccer facilities was expressed, particularly to support the adult soccer leagues. With the removal of the soccer field on Front Street, only the OPI field remains, which one participant referred to as the "best" field available in Boardman. Additionally, there are small kids' fields at City Park and the schools, but they are not adequate for broader community needs. It was recommended to reach out to the Adult Soccer League to engage more fully with this community and identify specific needs.
- **Hillview Park**: There was a strong voice in support of exclusive park use for Hillview Park, which was clearly demonstrated during the dot activity. Participants added three additional lines to the display, labeled "Park Master Plan - No Housing - deed restriction by county," "Housing? - No," and "Public Park - Yes," all of which received strong support. Many participants expressed that the site should be used for a multisport complex, and they noted that the deed restriction actually supports this type of use. If the site were to be used for housing, some participants believed that ownership would need to be returned to the County, in accordance with the deed restriction. Consultant team to acquire deed if feasible and include in Master Plan documentation.

Community Needs

Several community needs were identified in discussions with staff and the consultant team. These included:

- **Better communication with the public:** Participants expressed a desire for more timely and effective communication with the community about upcoming meetings and initiatives.
- **Meeting postings:** It was suggested that meetings be posted on the city calendar with as much notice as possible to ensure better community engagement.
- **Desire for neutral meeting venues:** Some community members indicated that hosting meetings on more neutral ground, like City Hall Park, is preferred as it offers a more welcoming environment. It was mentioned that City Hall does not always feel safe or welcoming to all.
- **Transparency in decision-making:** Several voiced a need for transparency in the planning and decision-making processes. Community members want to contribute meaningfully to city improvements and be assured that their feedback is considered and acted upon.

- **Improved access to the Field House:** Concerns were raised about the Field House feeling "exclusive" and not open to the community at large. Participants would like to see improvements in access to make the facility more inclusive.
- **Broader community engagement methods:** Suggestions were made to reach out to the Adult Soccer League leadership and engage with parents, aiming to reach a broader section of the community.
- **Improved event navigation:** Some participants noted challenges with finding the event location. They mentioned driving by and not seeing anyone at the park, which almost led them to leave. Upon arriving at the facility, they tried the main entrance, which was locked, and there were no clear signs to direct them inside. A sign at the entrance would help guide attendees more effectively in future events.
- **RV Park Expansion and Property Acquisition**: The need for RV park expansion in Boardman, was raised in conversation with a local property owner after referring to a meeting exhibit showing a potential acquisition site. It was clarified that the City and District are actively pursuing property for RV park expansion and are considering several options, including potential collaborations with local property owners.

Summary of Dot Exercise Input

The dot exercise allowed participants to express their preferences for various park projects. It is important to note that this was not a voting exercise, but rather a way to understand community priorities and gauge which projects resonated most with attendees. The scanned meeting exhibits, which capture these dot placements, are available for further reference. The following reflects the key community priorities based on the feedback received.

Key Priorities

These projects received the most community support and feedback, indicating strong public interest:

- **Hillview Park:** Received the most feedback, with a strong focus on exclusive park use, no housing, and the development of a multisports complex. The community clearly opposed housing development as demonstrated by text revisions and the high number of dots placed next to "No Housing" and "Public Park - Yes."
- **City Park**: Strong support for Phase 1 improvements, including a splash pad, toddler play areas, sidewalk connections, and ADA compliance.
- **Recreation Center Renovation & Expansion:** Clearly a community priority, with strong support for renovating and expanding the Recreation Center.
- **Day Use Park:** The most significant focus was on maintenance, followed by requests for bathroom facilities, a rinse pad, and enhancements to cultural displays.

Other Notable Areas of Interest

While these projects received less feedback compared to the key priorities, they still represent important areas of interest for the community:

- **Marina Park:** Support for the inclusion of a skatepark.

- **Oregon Potato Field:** Indicated community interest in potential investment and acquisition of the property.
- **City Hall Park:** Focus on adding a large shade structure, trees, and toddler play features.
- **Park Blocks:** Support for relocated dog park with restroom and parking, as well as the addition of a trail.
- **River Ridge Subdivision Park #1:** Community feedback highlighted interest in adding a play structure and improving park amenities, such as benches, shaded picnic tables, and other basic infrastructure.
- **RV Park & Campground:** Expansion of the campground at Sailboard Beach and Day Use Park and adding rental facilities for watercrafts and fishing gear.

Play Display Input

Children of all ages participated in the dot exercise, highlighting the desire for a diverse range of play experiences, including:

- Skatepark and pump track: confirming skating is a current trend (questioned in past outreach efforts) and showing strong support for bike facilities.
- Splash pad: received the most support, emphasizing a desire for engaging water play.
- Play structures, adventure play, themed play, mini golf and outdoor games (interest in various play types)

This feedback reinforces the need for a variety of play options to engage children of all ages.

Conclusion

The feedback from the dot exercise clearly highlights community priorities, particularly for Hillview Park, City Park, Day Use Park, and the Recreation Center renovation. Based on this input, the City, District, and Public Advisory Committee may consider adjusting project timelines and funding allocations, especially for projects that received less support. For example, Zuzu Park, while included in the city's design plans for this year, did not receive as much attention in the dot exercise. Given the strong support for other projects, it may be worth considering whether resources should be directed more toward higher-priority areas or if the design process for Zuzu Park should be reevaluated based on this feedback.

Attachments

- Meeting Displays with community markups and dot exercise
- Sign in Sheet
- Hillview Park Bargain & Sale Deed

SUMMARY

Public Advisory Committee Meeting #1

DATE: November 20, 2024
TIME: 5 PM – 7 PM
LOCATION: Boardman City Hall | 200 City Center Dr, Boardman, Oregon, 97818
VIRTUAL RECORDING LINK: https://youtu.be/DLL3449ngc4

ATTENDEES

Public Advisory Committee: Michael Connell (Boardman Planning Commission), Luis Campos (BPRD Board Member), Norma Ayala (BPRD Board Member), Taylor Whiteman (Citizen), Lisa Mittelsdorf (Port of Morrow), John Christy (Morrow County School District), Mayte Cisneros (Student, Morrow County School District), George Shimer (Boardman Parks and Rec District CEO), Carla McLane (Boardman Planning Official), Jessica Calderon (Morrow County Public Health), Dawn Hert (DLCD)

Consultant Team: Jessel Champoux (Shapiro Didway), Nate Otani (Shapiro Didway), Mario Martin (Shapiro Didway), Aaron West (Shapiro Didway), Bonnie Gee Yosick (ECOnorthwest)

Public: Robin Canaday (Morrow County Public Health)

DISCUSSION

Welcome & Introductions

Carla welcomed everyone to the meeting and expressed gratitude for their participation. She also provided context on what led up to the initiation of this project.

The consultant team and Public Advisory Committee members introduced themselves, sharing one thing they valued most about their community. These included:

1. Hometown feel and pride
2. Willingness to serve community
3. Consistency
4. Commitment to community
5. Dedication/cooperation of community
6. Active lifestyle, health & wellness
7. Growth, diversity, welcoming
8. Welcome change, progressive
9. Small town feeling and willingness to grow
10. Sense of community

Meeting Purpose & Agenda Review

The purpose of the meeting was to introduce committee members to the project, clarify their roles, gather input on public outreach efforts, and begin discussing key project details. The agenda was reviewed, outlining the topics to be covered during the session.

Committee Roles & Responsibilities

The committee's roles and responsibilities were reviewed, with an emphasis on ensuring community representation, providing advisory input, and supporting public engagement efforts. Meeting guidelines were also outlined, focusing on collaboration, respect, and constructive communication. Committee members were encouraged to advocate for diverse community needs and serve as ambassadors for the project.

Project Schedule

The project is divided into four phases, spanning 9 months from November 2023 to July 2024. One Public Advisory Committee Meeting will be held during each phase, totaling four meetings. Additionally, two community meetings are planned to gather public input. We encourage committee members to attend all six meetings, if possible, and to actively advocate for community involvement throughout the process.

Input received on preferred meeting times:

- Public Advisory Committee Meeting: Carla will gather suggestions from the group, and a Doodle poll will be sent out to select the most preferred time.
- Community Meetings: 6-8pm

Community Engagement Plan

We discussed community engagement strategies and requested input on a compiled list of focus groups we had prepared. Participants were asked to consider key groups to engage in the focus group discussions, with a particular emphasis on youth, the workforce, and the Spanish-speaking community. Suggestions for potential focus groups included:

1. Churches
2. Boardman Community Development Association (BCDA)
3. Youth
    a. Key Club
    b. Associated School Body (ASB)
    c. Future Farmers of America (FFA)
    d. 4H
    e. Other Youth Leadership
4. Nana's Baby Sitting
5. Woman, Infants and Children Program (WIC)
6. Food Pantry
7. Law Enforcement
8. Chamber of Commerce
9. Library
10. Workforce
    a. Port Workforce Development
    b. "In-communities" Team at Amazon
11. SAGE Center Groups
12. Chamber of Commerce
13. Events/Assemblies – Distribute Flyer

Breakout Sessions

The larger group was introduced to three key topics, which were highlighted at the beginning of the session. Afterward, participants were divided into three smaller groups, each consisting of 3-5 people. The facilitator spent approximately 20 minutes with each group before rotating between them to ensure everyone had the opportunity to engage with the content. Key findings are highlighted below.

Breakout Group #1: Recreational Market

The purpose of this group was to discuss and better understand the demographics, economics, and preferences of the local and regional users and visitors to Boardman Parks to inform potential programmatic recreation and asset-development opportunities.

Key themes from recreation-market breakouts included:

Desired uses:

- Improve access to the river.
- Activate the waterfront by increasing activities and amenities for locals.
- Provide recreation opportunities for all residents, including indoor youth/adult soccer.
- Ensure good geographic distribution of parks and park experiences.
- Expand and diversify recreational facilities (e.g., more soccer, pickleball, adventure parks).
- Address operational challenges and improve utilization of the recreation center.
- Enhance community spaces with landscaping and flexible use spaces.
- More parking with flex to address peak periods of parking demand.
- Increase pavilion capacity.
- Multi-Use Sports Complex.
- Balance local and tourist needs.
- Amphitheater/outdoor venue
- "Funland" playground, complete with seating areas and places to walk.
- More adult programming (with a range of staff intensities, from unstaffed walking groups, all the way to certifications/programs).
- Water recreation gear rental.
- Improve shaded areas (for example sunshades over play areas).
- Better transportation infrastructure for pedestrian safety.
- Develop improved access and signage (wayfinding signs, interpretive signs, provision of trail maps, etc.).

Key Boardman-specific assets to leverage

- Leverage riverfront areas
- Leverage I-84 access

Market segments

Desire to provide a positive experience for visitors, but primary focus should be on city and regional residents. (Note: check to see who is considered "in-district" for the parks district.)

- "Local" – City of Boardman
- "Regional" – Morrow County, Gillam, Wheeler, Sherman counties, part of Umatilla County
- "Visitors" – all others
    - Passing-through visitors

- Visitors with Boardman area as a destination

A detailed summary of discussion topics has been listed below.

Local Uses/Activities (Existing):

- Hiking, fishing, cycling, Marina
- Soccer is a popular activity:
  - Active youth soccer community: local (High School) team is at state-level competition.
  - Youth indoor soccer takes place in (2) local elementary schools one day a week (competition with basketball programs); more space is needed.
  - Adult leagues are popular, too (male and female).
  - Indoor soccer facility logistics: supported by the Boardman District in partnership with school facilities.
    - Schools do not charge rent.
    - Boardman Recreation District provides insurance.
    - League fees are an equity issue.
      - Recently started charging $20/person to support local church.
      - Not all residents can afford to provide fee/fees (i.e., multiple children).
- Main youth activity is going out and getting food.
- High school students often travel outside the area for activities but enjoy fishing locally
- Limited local recreational opportunities/activities - Travel is necessary to access more diverse activities.

Regional Uses/Activities (Existing):

- Bird watching (Irrigon, Umatilla Wildlife Refuge).
- Marina - Locals do not use the marina as frequently as regional visitors.
- Visitors use trails more than locals; however, local trail usage has recently increased.

Overall Goal:

- Rethink the approach to local and regional parks and recreational systems.
- Balance local and tourist needs.
- Attract more businesses

Boardman:

- Boardman is a hidden gem
- Best RV Park on the river.
- Boardman is centrally located between Spokane and Portland.
- Not a tourist town, take care of the ones who take care of this town, want more activity/recreation.
- Financial constraints limits access to recreational opportunities.

Infrastructure Challenges:

- Wilson Road is unsafe for pedestrian circulation.
- No pedestrian access to the main parks or splash pad.

Public Engagement:

- Use social media to increase awareness and connect with community partners.

Recreational Activity Needs

- More recreational opportunities/activities, components and destinations to make Boardman a tourist-friendly town.
- Water sports activities.
- Promote healthy lifestyles
    - Ensure residents have opportunities to stay active and healthy.
    - Introduce organized adult activities (e.g., early morning swim groups, walking groups).
    - Address gaps in programs (i.e., cycling groups).
    - Provide levels of intensity for these groups
- Need to provide amenities found in nearby waterfront cities, such as:
    - Water sports activities.
    - Waterfront restaurant/retail.
    - Dog park.
    - Green space.

Outdoor Improvements Needs:

- Existing Amenities/Facilities
    - Clean restrooms and facilities.
    - Better definition of what our parks are intended to be used.
    - Enhance amenities for locals and tourists. For example, landscaping enhancements would improve aesthetics and experience at parks.
- Need more recreational destinations
- Need shade protection (outdoor play, at waterfront)
- Need major park(s) evenly dispersed; only one near City Hall on south side of I-84.
- Additional picnic pavilions; not enough pavilions to meet group reservation needs and capacity.
- More soccer fields.
- Parking
    - Future Main Street changes will help with parking but need lots more.
    - Increase parking capacity
    - Lack of parking at City parks.
- Outdoor amphitheater
- Trails - Locals want more hiking trails
- Waterfront
    - Waterfront connectivity is an issue; must use a vehicle to access.
    - Increase access and capacity to the river; current access points are too small and fill up early; capacity full by 9am.
    - Create a connected waterfront experience with activities.
    - Work with local businesses to be catalyst for activated waterfront.
    - Recreational amenities (e.g., paddleboards, jet skis) are costly for residents; need access to rentable equipment for limited capital investment
    - Marina – Add pickleball courts pending land acquisition/land use agreement of development area.
- Improve access, signage and wayfinding
    - Parks lack signage, wayfinding, and proper pedestrian connectivity.

  - Hierarchical signage and improved wayfinding systems critically needed, especially for tourists and hotel guests.
  - Many assets spread out without pedestrian wayfinding to navigate to and from.

Indoor Improvement Needs:

- Need more indoor space for soccer, futsal and pickleball.
- Recreation Center
  - Expand the recreation center and streamline operations (e.g., lifeguard staffing for pools) to serve residents better.
  - Utilize existing spaces more efficiently for classes and activities.
  - Recreation center operations need refinement and better resource utilization.
  - Difficult to operate Rec. Center pool without lifeguards.
  - Day-use drop-in fees are available at the recreation center.
- Funland type "adventure park" (Similar to Hermiston)
  - More diverse than a traditional recreation center.
  - Provides activities for youth.
  - Allows seating and walking opportunities for adults to watch children.
- Multi-Use Sports Complex
  - Is a priority and would attract many people.
  - Would potentially remove the grass soccer field divided into multiple small youth fields.

Breakout Group #2: Evaluate Policies

Several key policy issues were presented to the consultant team during the project scoping phase. Participants were asked to confirm whether these issues are relevant to their community and should be included in the planning process, and to provide feedback on each issue. Key feedback for each category is summarized below.

Sustainable, Environmental, and Resiliency Practices

- Lots of trees for shade and beauty
- Draw people outside for health and wellness
- Seating with shade
- Water is cheap, the city likes their lawn
- Plant attractive landscaping.

Integration of Electric Recreation Mobility Devices

- Least concerned with this policy.
- Wide paths to allow for e-mobility.
- Fencing for children
- Plan for the growing trend
- Continuous connectivity to parks; concern with driving on roadways
- Need a dedicated path
- Young people are attracted to e-bikes
- The overpass is a huge safety concern, not safe for kids.
- Need to plan for the use of the devices
- Would support an e-scooter program

- Currently the devices don't feel safe

Enhancement of BPA Park Blocks and Preservation Zones

- Park blocks are an asset
- Bike pedestrian use and enhance natural area
- Wayfinding
- Several informal paths exist and are used as cut-throughs
- Hermiston walking path with waking route options
- Keep natural
- Distance markers
- Pave the paths for the maintenance.
- Wildlife refuges have amenities along paths such as gazebos and water fountains.

Hours of Operation and Lighting in Special Use and Community Park Facilities

- Safety is important
- Need lighting for walking
- Lights needed specifically at Zuzu Park
- Most parks to be day use only, lighting could extend the hours of use and help avoid the heat of the day
- Need to light sidewalks
- City Parks need lighting
- More river access

Accessibility and ADA Compliance

- Lack of access at all parks
- ADA dock
- Safe platforms to fish and safe trail to access platforms
- Very important seek money from available grants
- Encourages everyone to get outdoors and be active
- Reduces barriers to get to playground / park features (for example - playground edging, raised courts, no pathway connections)
- Accessible play features
- Replace/repair pedestrian bridge on walking trail at road split
- Surfacing strollers and wheelchairs
- Safe pedestrian and bike connections

Park Design and Renovation Compliance

- Pet friendly spaces
- Consistent signage
- A place to run
- Accommodate different age groups,
- Park names
- Need clear & objective development standards
- Need play amenities, kids play in streets,

- Uses cross country, volleyball, fishing, soccer.
- Underdeveloped green space.
- More things for teenagers to do.
- Develop sites not just leave open space.
- Adult use and exercise.
- Large population of children on southside of freeway with no play areas in walking distance other that city hall park.
- Riverside Park (Hermiston)

Breakout Group #3: Existing Park Infrastructure & Community Needs

Participants were asked to provide both site-specific and system-wide feedback, focusing on desired park improvements, including amenities and attractions. They also identified site assets, challenges, and maintenance and safety repair needs. Successive groups built on the list from earlier discussions, with some using sticky dots to emphasize the importance of specific line items. Note, the use of dots does not reflect the collective priorities of the entire group.

System Wide

- Park purpose better defined (1)
- Toddler friendly area (1)
- Better parking (2)
- More waterfront access – only one swim area
- Shaded area – particularly at play locations
- Added shade – general
- Tree canopy decreased several years ago when big windstorm took out many large trees (1)
- Added temporary restrooms during events
- Combo dog park with adjacent children's play

Site Specific

- Marker 40 – limited shaded areas, if a user is not one of first 50 people to show up on a given day, there won't be shaded spot to use. The site gets overcrowded quickly. Provide added pergola cover for shade from sun and added cover for rain protection (2). Added benches. Added temporary restrooms for events.
- BPA Parks - Lighting for walking paths (1)
- City Park – Added seating, lights, added restrooms (1) or added temporary restrooms for events, added pavilion (1)
- Marina Park – Upgrade swim area (reference made that sand is swept only a few times per year)
- Hillview Park – Sports complex and day use park (2)
- Sailboard Beach – Added restrooms
- Zuzu Park – Nothing there, provide BBQ amenity (1), better parking (1)
- River Ridge Subdivision #1 – Electrical outlets, covered space. Need to name and add amenities (1)

Maintenance/Safety

- Fencing to provide boundaries – generally and especially at Marina (1)
- Lack of sidewalks. For example - Boardman Ave and Frontage Rd leading to splash pad (1)

- Trail paving uplifted by adjacent tree roots – root heaves (1)
- Uneven ground in grass areas
- Lighting
- Resident geese - especially at Marina

Amenities/Attractions

- Sports Complex (reference made to a complex in Tri-Cities) (3)
- Indoor Soccer Facility (1)
- Lighting for Walking paths (1)
- Drinking fountains with bottle filler
- Funland style play park (Reference made to similar park currently in Hermiston)
- Amphitheater
- Pickleball Courts – question of location
- Added trash receptacles
- Doggy stations with poop container
- Community Multi-purpose Building (Reference made to Senior Center which is restricted to use by seniors only)
- Provide cover for shade from sun and cover for rain protection

Site Assets

- Water connection at Marina
- Mature trees at Zuzu and City Park

Boardman Park Plan 2035

SUMMARY

Public Advisory Committee Meeting #2

DATE: February 26, 2025
TIME: 5:00 – 7:00 PM
LOCATION: Virtual Team Meeting

ATTENDEES

Public Advisory Committee: Norma Ayala (BPRD Board Member), George Shimer (Boardman Parks and Rec District CEO), Carla McLane (Boardman Planning Official), Jessica Calderon (Morrow County Public Health), Ethan Salata (Boardman City Council) Torrie Griggs (Chamber of Commerce), Michael Connell (Boardman Planning Commission)

Consultant Team: Jessel Champoux (Shapiro Didway), Mario Martin (Shapiro Didway), Aaron West (Shapiro Didway)

DISCUSSION

Welcome & Introductions

Carla welcomed everyone to the meeting and introduced both in-person and online participants. She provided a brief update on the project's status and expressed appreciation for the progress made so far.

Meeting Purpose & Agenda Review

The purpose of the meeting was to present community survey findings and a high-level summary of community needs, make key project decisions—including recommended park facility relocations and community/student competitions—and review draft goals and objectives while compiling a list of actionable strategies to achieve them. Due to time constraints, a comprehensive review of project goals and objectives was not completed and will be addressed in a follow-up meeting.

Review of DRAFT Community Survey Results & Community Needs

The findings were introduced with an explanation that the graphs and tables in the presentation reflect responses to the multiple-choice survey questions. The written feedback was incorporated into a high-level summary of community needs, capturing input from focus group discussions, the first PAC meeting, Community Open House, the consultant team's site visit, and meetings with City and District staff, as well as other stakeholder discussions held to date. The information presented provided an overview rather than an exhaustive account, as feedback is still being processed. A composite summary will be provided at a future date. Feedback for each park facility was summarized, with key insights referenced on an aerial map where appropriate. Additional feedback was presented in a bulleted list.

Multiple Choice Survey Feedback:

- **Hispanic Participation:** The percentage of Hispanic respondents was notably high compared to past surveys, even though not representative of community demographic.

- **Survey Accessibility & Mandatory Questions:** The survey was shared on Facebook, but some respondents experienced frustration with mandatory questions. In some cases, they chose not to complete the survey because they could not answer questions in their preferred way. Consider allowing optional responses in future surveys.
- **District Tax Support:** There was appreciation that respondents found the added District taxes acceptable. Takes 50 + 1 to pass bond.
- **Draft Summary Review:** The draft summary provided in the packet contained some inconsistencies and missing information. Issues included:
    - Percentages missing at the end of bar charts
    - Some charts not displaying all response options (#5 Why Visit Parks)
    - Inconsistent bar chart colors
    - These items should be reviewed and updated accordingly.
- **Presentation Issue:** Question #16 was missing from the presentation.

Park Development Comments:

- **Pond Area:** The landowner has historically been difficult to work with, making development in this area and connections to the BPA easement potentially unfeasible. To manage expectations, the final master plan document should avoid creating false hope regarding its development.
- **Marina Park:** Some proposed development may not be feasible due to land ownership or other constraints. However, all community feedback should still be considered before prioritizing and determining which ideas may need to be eliminated in the final report.
- **Sailboard Beach:** The water remains shallow for approximately **300 yards** before reaching chest depth, making it an unsuitable fishing spot; Celilo Falls is currently under water but the fishing platforms are still there;
- **City Hall Park:** Feedback included an overnight dog kennel; this was not intended as a dog daycare facility, it is for animal control, so that can store a dog overnight. Clarification may be needed in summary.
- **City Park:** Youth soccer will no longer be held at City Park, as it is moving back to Sam Boardman. The existing soccer field could be repurposed as a multi-use facility to accommodate pickup games, as it remains a well-used space. City Park is also the preferred location for the splash pad.
- **Hillview:** There is uncertainty about whether the site can be used for housing or recreation. The City should clarify the intended use for this site and if housing is even an option.
- **Tuscany:** Pickleball may be undesirable due to noise concerns. Additionally, Tuscany Park will not be acquired by the City, so will not be included in the master plan.
- **River Ridge:** no comments.
- **Zuzu:** no comment
- **Pool & Recreation Center:** no comment
- **Field House at City Hall:** no comment
- **Other Indoor Suggestions**: no comment
- **Oregon Potato (OPI):** OPI owns the land but District maintains.
- **Wayside Parks:** The covered wagon has deteriorated beyond repair and has been removed. Additional parking will be added to the southwest side within the next year. The City can share plans. SE parking is brand new. There are no plans for parking improvements on the North side.
- **BPA Blocks:** City is acquiring land here, so the limiting factor is not ownership, but what can or cannot be built because of utility use.

Other Comments:

- The group discussed the importance of reviewing community desires to determine which projects are feasible based on land ownership and other factors. If the community expresses interest in improvements on land not owned or controlled by the City/District, the report could

frame these as opportunities to engage and demonstrate public support to entities like the BLM and Army Corps. Master Plan should make a clear delineation what lands are public lands vs. City/District. There are 5 native American treaties that public agencies have to deal with.
- **BPA Easement:** The underlying landowner is private, but over time, the City aims to acquire ownership. Only one section, located to the west, is owned by the Army Corps of Engineers. Coordination with BPA is still required to determine allowable uses.
- Ensuring that the public feels heard throughout the process was emphasized.
- The number of survey responses was considered strong. Recommendation to continue public engagement efforts with Hispanic community to increase participation for future phases of this project and future projects.
- There was agreement that the public has provided valuable input on their needs and preferences, which should be shared.

Relocated Park Facilities

Splash Pad

The group considered multiple potential locations for the splash pad, including BPA Park Blocks, the Recreation Center, Senior Citizen Greenspace, City Park, City Hall Park, Cemetery Property, the greenspace between the SAGE Center and Recreation Center, Marina Park, and the future Sports Complex at Hillview Park. After discussion, **City Park emerged as the preferred location and will be recommended by the PAC.**

Feedback from participants:

- **Marina Park:** While the adjacency to water was appealing, the community did not prefer this location due to concerns about bugs.
- **BPA Park Blocks:** Not a viable option, as there is no water beneath power lines.
- **City Hall Park:** Located near the elementary school and includes other park features, but it was generally not the community's preferred location.
- **City Park:** Considered an ideal location due to its existing amenities, including restrooms, a play structure, a covered structure, and sports fields. The space between the play structure and restrooms was identified as a potential placement area.
- **Greenspace Between SAGE Center and Learning Center:** This area has multiple utilities and stormwater infrastructure, making it less suitable.
- **Cemetery Property:** Offers ample open space, but lacks other park amenities, making it a less desirable option.
- **Restroom Considerations**: If the splash pad is placed in a location without an existing restroom, there will be added costs to provide these amenities.
- **Integration with Skatepark:** If the current skatepark is relocated, the splash pad could potentially be placed in its former location. However, there was concern about ensuring the skatepark is not relocated multiple times once a final location is chosen.

Skatepark

The group considered whether relocating the skatepark was necessary based on community feedback, particularly given that local youth expressed skateboarding is not a widely practiced hobby in the area. Ultimately, the group agreed that a new, improved skatepark in Boardman is desirable and that if a better location and upgraded facility were provided, it could become a valuable recreational amenity for preteens and teens.

- **Relocation Necessity:** The group discussed whether relocating the skatepark was necessary. Several mentioned that they rarely sees people using the current skatepark, while others pointed out that there is typically someone using it. The group questioned whether the issue lies with the

current location or with skateboarding as a hobby. Participants suggested that a better skatepark might attract more people interested in learning and using it.

- **Location Considerations:** City Park was suggested as a good location for smaller-use venues like a splash pad, skatepark, and picnic areas. However, there was concern that a splash pad and skatepark might not be compatible next to each other, so the skatepark should be located elsewhere.
- **Comparable Examples:** The group referenced the Tri-Cities sports complex as a good example of what could be scaled down for Boardman, incorporating facilities like sports fields and a skatepark.
- **Preferred Location:** Future multisports complex at Hillview Park.

Dog Park

The group was informed that the dog park will be relocated to the East side of Main Street in the Park blocks.

Student Competitions – Site Selection

Naming Competition Site:

- **Potential Sites:** The sites presented for the naming competition included ZuZu Park, (3-4) River Ridge Subdivision Parks, Hillview Park, and City Park. Participants were asked if additional parks should be included, but none were suggested.
- **City Hall Park:** It was noted that City Hall Park may already have a name, Pettigrew Park. The City will confirm before including it in the competition.

Park Design Competition – Site Selection

- **Potential Sites:** The group reviewed potential sites for the Park Design Competition, which included ZuZu Park, the four River Ridge Subdivision Parks, Hillview Park, and City Park.
- **Zuzu Park:** After discussion, ZuZu Park emerged as the preferred site due to its status as a blank slate, offering flexibility for creative design solutions.

Project Goals & Objectives

Due to time constraints, the group was unable to fully discuss the project goals, objectives, and strategies. The goals and objectives will be shared with the PAC for review, allowing them to brainstorm key strategies and ensure the goals are comprehensive and inclusive. This topic will be revisited in a future meeting.

Boardman Park Plan 2035

SUMMARY

Public Advisory Committee Meeting #3

DATE: April 15, 2025
TIME: 5:00 – 7:00 PM
LOCATION: Boardman City Hall | 200 City Center Dr, Boardman, Oregon, 97818
VIRTUAL RECORDING LINK: https://www.youtube.com/watch?v=CDuqhyTX7RI

ATTENDEES

Public Advisory Committee: Norma Ayala (BPRD Board Member), George Shimer (Boardman Parks and Rec District CEO), Carla McLane (Boardman Planning Official), Jessica Calderon (Morrow County Public Health), Ethan Salata (Boardman City Council), Michael Connell (Boardman Planning Commission), Luis Campos (BPRD Board Member), Lisa Mittelsdorf (Port of Morrow).

Consultant Team: Jessel Champoux (Shapiro Didway)

MEETING OVERVIEW

The third Parks Advisory Committee (PAC) meeting focused on reviewing project updates and rotating through three discussion topics. The first topic (Goals and Objectives) was discussed collectively, after which the group divided into smaller groups to review District and City Park projects. To allow more time for project discussions and prioritization, the final two agenda items—group report-outs and large group prioritization—were omitted. Follow-ups with City and District facilitators were made to confirm that the collective feedback summarized here accurately reflects the meeting discussions.

DISCUSSION

Welcome & Framing

- The meeting opened with remarks emphasizing the rapid progress of the Parks Master Plan project.
- It was acknowledged that Boardman has many parks and a variety of other places that serve park functions. An inventory of recreational assets was conducted to capture this broader range of spaces.
- Attendees were reminded that the project is scheduled to conclude in July, followed by an adoption process.
- A packet was provided to all participants, which included the draft goals, objectives, and strategies, as well as a consolidated summary of all public input received to date.
- The purpose of the meeting was outlined:

    - Review a preliminary list of projects vetted by City and District Staff and Torrie with the Chamber/BCDA.
    - To confirm seven goals, objectives and strategies are in line with expectations and community values
    - For each District or City Asset: prioritize projects (near, mid, long-term), confirm that the right projects have been identified, and determine if any important elements are missing. Attendees were asked to consider feasibility and priority during discussions.
- Removal of project sites not under ownership/management of District or City
    - Field House
    - Tuscany Park
    - Marker 40
    - Veterans Park
- Features from removed parks that will be relocated:
    - Dog Park (to move to east side of Main Street in park blocks)
    - New splash pad (to be located at City Park, planned to become a family friendly park)
    - Skatepark – new skate park is planned but location TBD; bike skills park prioritized over skate park based on community feedback; comments about issues in Irrigon with cusing and it influences adjacent park use negatively.

- Updates on concurrent initiatives, including:
    - A Park Naming Competition for City parks including River Ridge Parks, Hillview Park, City Hall Park and others. This will be launched to the whole community as part of this project.
    - Student-led design involvement for Zuzu Park master planning will be launched later (in the coming budget year) with park specific design efforts.

Topic Rotation #1: Goals & Objectives (Full Group Discussion)

A display was shared with the group highlighting goals and objectives that were created for the project based on a list of core values created from past engagement with the Public Advisory Committee and findings from the community engagement. (See graphics in attachments).

Review of Community Core Values

- 10 core values were presented
- The group confirmed that these values remain representative of community sentiment and local experience.

Vision Statement Review

- The draft Vision for the park system was presented
- Minor correction noted: "play" should replace "plan" (typographical error).
- The Vision was well received as generally inclusive and reflective of Boardman's values.

Goals & Objectives Review

Attention was directed to the 7 goals and objectives on the meeting graphic. PAC members were asked to refer to their meeting packets for strategies under each. The following prompt questions were asked:

- Does this goal reflect what you've heard or experienced in the community?

- Is anything important missing here?
- Are any strategies unclear or too similar to others?
- Do any words or phrases stand out in a good or bad way?

Highlights of feedback included:

- Goal 2: Enhance Recreation and Active Lifestyles
    - Strong support for expanding diverse recreation options beyond sports fields, "something everyone can do" (e.g., walking paths, bike trails, fitness stations).
    - Suggested adding language to accommodate a range of abilities (not just activities) in the strategies.
- Goal 3: Preserve Boardman's History, Culture, and Community Identity
    - Strong interest in integrating local history into parks, including ideas for:
        - Interpretive signage near Old Boardman sites at Marina; market paddleboarding access
        - Wayfinding systems highlighting historical and cultural locations.
        - Wayfinding master plan that incorporates interpretive panels, Old boardman, how many times has the city and highway has moved, etc.
        - Art Master Plan to showcase history, culture and identity moving forward; discussion of "Basketball Courts in the World" Facebook page showcases fun basketball courts); can integrate art into furnishings, surfacing, and other park features; BCDA planning a mural on side of car wash;
    - Discussion regarding the loss of history and lack of relevance in the community; comments indicated in the past, history was more relevant in the community and old parts of town were more visible (i.e. near old cemetery) but today only history they know is from old photos on café wall; Other sources of history mentioned included the SAGE Center and "Higher Ground" CD.
    - Precedents that exhibit history well: Baker City, Kellogg, Idaho; Pendleton (Underground tour); Arlington
- Goal 5: Improve Park Infrastructure, Safety, and Connectivity
    - Emphasized safety issues of the walking path caused by root heaving.
    - Trees and Shade Structures: Discussion included the need for some level of shade when installing new infrastructure and balancing the use of trees on a site with the potential for pavement damage and safety hazards. Some preferred shade structures over trees, while others expressed support for trees. Emphasis was placed on selecting the right tree species for the right space, considering tree size, scale, proximity to paving, and soil type (noting that blow sand causes shallow roots). Deep watering systems were suggested as a management system to encourage deeper root growth.
    - River Ridge Parks: Comments noted that some spaces, particularly at River Ridge, may be too small to accommodate many trees
    - Need for fencing and safer crossings between closely located parks.
    - Shade structures should accompany newly installed park features while trees mature, due to challenges with tree growth in sandy soils.
    - Emphasized the importance of safe connections and infrastructure between parks (sidewalks, crosswalks, pedestrian actuated Rectangular Rapid Flashing Beacon

(RRFB) as needed), for example two River Ridge Parks at North end and future two parks at South end need articulated crosswalks.
    - Add to third bullet "infrastructure"
- Goal 6: Ensure Fiscal Responsibility and Long-term Sustainability
    - Parkland Dedication and Preservation: Discussion highlighted the need for the City to identify where parkland is needed and secure its dedication to prevent the loss of recreational assets to future development.
    - Hillview Estates: Concerns were expressed about the site, which has deed restrictions for park use, but where there is still discussion about allowing future housing; some conversation focused on potentially using the southern end of the site to balance nearby plats, but several PAC members did not support this idea; it was noted this remains a conversation, not a decision.
    - Subdivision Parks and Dedication Standards: The Master Plan should support updates to SDCs and subdivision code requirements, including establishing clear parkland dedication standards and minimum amenity requirements. As part of the Master Plan process, subdivision standards will be evaluated, as current standards are unclear. Discussion included the amount of parkland that should be dedicated, whether it should be deeded to the City or retained by a subdivision, the City's fiscal ability to maintain new parks, and whether amenities should be required as part of dedication. It was emphasized that if park space is part of development approval, it must remain/get replaced as parkland even if ownership or development changes occur in the future.
    - Existing Park assets being dissolved; how do we protect parks in the future
    - Ownership and Investment: Concern was expressed about investing in parks that remain privately owned. Example of Front Street – park features built on private lands and now being removed to build a hotel.
    - Discussion of Tuscany Park transfer from HOA to City: City is not opposed to accepting park, but HOA must make the request.
    - SDC Charges Framework: Current SDC's do not account for streets or parks; need an improvement plan for parks to build cost structure for SDCs. City to help develop a bullet to this end in strategies.
- Goal 7: Support Economic Growth, Tourism, and Workforce Development
    - Consider integrating Strategies 3 and 4, seem redundant
    - Recognition that parks contribute to economic development through tourism, visitor attraction, and youth employment opportunities.

Key Takeaways from Goals and Objectives Discussion

- Consensus that the draft Goals and Objectives align well with community input and needs.
- Minor revisions to strategies were recommended to strengthen references to safety, historical interpretation, park dedication and preservation.
- Ideas for future projects (e.g., wayfinding plan, historical trail connections) emerged during discussions on cultural identity.

Topic Rotation #2: District Projects Discussion Summary

PAC members and staff discussed District-managed parks and facilities, focusing primarily on Marina Park, RV Park & Campground, Sailboard Beach, Recreation Center, OPI Fields and the Heritage Trail. The conversation centered around maintenance needs, facility improvements, expansion ideas, and long-term visioning. Key points are summarized below. Projects added to and prioritized during discussions have been identified in the attached.

Heritage Trail

- The trail condition is poor in several sections, especially near the campground and T-area.
- Priorities identified:
  - Resurfacing of damaged areas.
  - Rest areas with shade structures
  - Consider elevated trail segments or small bridges to minimize root damage instead of removing roots which would kills large trees.
- Improving trail safety and surfacing was emphasized as a major funding need.
- See discussion under Day Use and Marina about trail expansion.

Recreation Center Expansion

- Concepts discussed for future expansion of the Recreation Center include:
  - Adding a second aerobics room and expanding the weight room.
  - Relocate the indoor climbing wall to enlarge the party room (current space is inadequate for demand).
  - Relocated climbing wall – potential location in cycling room; potential with fold-up mats for flexible use).
- POM are pursuing the possibility of acquiring adjacent Lamb Weston property for expanded parking and facility growth; could partner with Rec Center.
- Potential to add parking in front of center; comments in support of maintaining the front lawn area as open green space was supported for aesthetics and representation of recreation.
- Childcare facility needed.

Marina Park Improvements

- Trail completion through Marina Park (south side of Marine Drive) to ensure a continuous pathway is a priority; to connect better with the City's future bridge widening project (bike lane and sidewalk); trail to end at existing crosswalk
- Dock improvements:
  - Plan to install a new ADA-accessible fishing dock/platform.
  - State Marine Board funding to be pursued.
  - Proposal to remove locked private docks (posed by State Marine Board) was discussed but concerns about losing secure moorage were raised.
- Expanded parking and boat storage proposed near the burn pile area
- Pump Track for bikes, skateboards, and RC cars
- Skate Park in triangle area; questioned whether existing park being used and discussion with local youth confirm use

- Pickleball Courts: Priority project to install courts west of the basketball courts. Example in Irrigon near baseball fields.
- Concerns expressed over building on lands not public; clarification that funding and final installation timing dependent on tribal lease resolution; concern over length of time needed to make transfer of lands; at beginning of conversation with BIA.
- Existing Derby Sign: Posts already approved, so why not put a different sign/feature there? This could become a photo point; possibly showcase a big map of the park or mural; could be lowered, or the bottom filled in, leaving footings in place.
- Parking lot expansion: Additional parking areas planned, using existing underutilized space.
- Request to add a shaded picnic table at the nose that wraps the west side of the Marina.

Day Use Park

- Potential for a paddleboard launch site in the marina area to promote water recreation and tie into heritage interpretation of Old Boardman; public interest in locating just west of ball fields, but insurance issues with this location.
- Access to west end of site: Build pathway with lighting along edge; vegetation is too thick; add Old Boardman Interpretation
- Upgrade play features
- Goose management remains a maintenance challenge; plans to coordinate with ODFW for population control during non-flying season (take young geese to Klamath Falls)
- Need field improvements: battling puncture vine; discussion of mitigation efforts including: sterilization, fire and puncture vine beetle (multiply until out of food); weed is pervasive
- Little League: District board considering taking back over due to management issues.
- Interest in enhancing tribal and cultural displays near existing monuments this summer; recommendation to discuss with The Confederated Tribes of the Umatilla Indian Reservation (CTUIR)
- Discussion of hosting a future Pow wow event to celebrate local indigenous culture.
- Algae in area really bad in summer, needs to be cleaned up.
-

RV Park Improvements

- Expand campground toward Sailboard beach (east) and to west of Day Use Park in tree area
    - Improved tent and RV camping amenities.
    - Group camping area with central firepit, new bathrooms, and showers.
- Small dog park: proposed addition within the park for campground visitors.
- Add rental facility for paddleboards (rent out of Hardware store and offer lessons); District wants to train staff to paddleboard and kayak
- Ongoing maintenance:
    - Replacing old picnic tables and dog waste stations.
    - Improving ADA accessibility across campsites (goal is 10%)
- Replace existing bathrooms with modernized, ADA-accessible facilities.
- Plans for a bond measure to support future recreation center expansion and campground expansion improvements.

Oregon Potato Fields

- District has contract with OPI to mow (they water)
- Ideas for a multi-purpose soccer facility were discussed, if land can be secured; discuss with OPI and potential conflicts with parking and potato storage; no place for celebrations or large gatherings; Port does not allow Quinceañera or similar large celebration. Prioritized at 5-10 years.

Other Comments

- Discussion of past plans for Multisport Complex at waterfront – softball fields, soccer fields, tennis, day use park, Amphitheater, etc.
- Field House – exclusive for baseball and softball
- Potential to add a ADA compliant toilet at Sailboard Beach

Topic Rotation #3: City Projects Discussion Summary

PAC members and staff discussed projects related to City-owned parks and facilities. The conversation covered short-term priorities, future visions for new and existing parks, coordination with ongoing development, and potential funding strategies. Key points are summarized below:

Zuzu Park

Current condition:

- Large open space with mature trees; no current amenities.
- Surrounded by Bailey Park Subdivision, phase 2 will begin soon and grow;

Short-term priorities (1–5 years):

- Fence installation (north and east edges) to define park boundaries; dependent on development
- Lighting improvements for safety and visibility.
- Initial parking improvements: create turnaround and small, head-in angled parking along road

Longer-term improvements:

- Nature play area (logs, boulders, natural elements, large sandbox or sand play area)
- Sand volleyball court
- Other improvements: Shaded seating areas, picnic tables, benches, barbecue areas, drinking fountains, and misters, dog waste station

Considerations:

- Park will primarily serve the Bailey Park subdivision and nearby neighborhoods including Anderson; only one other landowner adjacent to park;
- Future expansion and amenity development will occur alongside residential growth; currently serving a small neighborhood

---

Wayside Park

- Four areas adjacent to 84 interchange
- Planned Improvements
    - Road Project: Rebuild Front Street and 1st and Oregon Trail back to Main; South Main Street being rebuilt back to Wilson

- SE Quadrant:
  - Completed: rebuilt Front Street; enhanced parking; added truck parking
  - Add picnic tables and possibly small, covered seating areas; greenspace used by people visiting food pods
  - Potential to add Wayfinding Signage
  - Make improvements to historic gazebo
- SW Quadrant:
  - Thinning trees, shorten up site and reconfigure parking (car parking only — not enough room to stripe for trucks).
  - Approved Development: Convenient Store (Circle K) and Burger King planned for this area, so it is likely to be use for car parking (16 spaces planned, 8 both sides)
  - Used as a park and ride for waste management (need to continue to manage this)
  - Potential to add Wayfinding Signage (here or SE?)
  - Maintenance and repairs to the existing gazebo.
  - One picnic table there; add a covered picnic table(s)
- NE Quadrant (this year)
  - Next year: Front Street improvements planned; plan to install parking and sidewalk improvements with upgraded amenities (benches, picnic seating).
  - Site undeveloped on north side of street.
  - Eliminate truck parking as much as possible on north side of 84; desire to eliminate right in and right out; get rid of open lot and make private to mitigate truck parking; C&D, Chevron & Sinclair impacted.
- NW Quadrant – not sure where this fits in timeline; discouraged truck parking on North side of 84 to avoid right in, right out.

- Improved wayfinding signage to better direct visitors to restaurants and services at all locations.
- Challenges: Careful coordination needed to manage truck traffic and circulation.

Park Blocks (BPA Corridor Parks)

- City desires ownership or management authority of all lands from Laurel Lane to Paul Smith Road;
- Planned Street Improvements / Other Development
  - Oregon Trail Blvd. already extends from Main Street to Bailey Park; plans are to extend from Laurel Lane to at least Faler and possibly to Paul Smith Road. Expansion east to Miller Road appears feasible with planned development, then work with land owner (Allen) to get from Miller to Laurel.
  - Craig Street Extension just north side of BPA power lines and south of Car Wash (Main west); Pond Area connection planned/desired across
  - Parking lot and striping
  - Amazon potentially funding the development of an RV Park;
  - Chaparral Development – question if moving forward; intent is to dedicate land under BPA to City come; access development using Kinkade to Chaparral (65 lots with single family lots; similar to Tuscany/river ridge.

- New Dog Park (relocated) – To be located just east of First Street, under the BPA line.
- Green + natural area with nature trails
- Relocate Splash pad restrooms to be relocated to Park Blocks site near new dog park.
- Heritage Trail connection: Long-term vision for trail realignment from Irrigon, down Main, then west under BPA lines all the way out to Town Road (will have to work with private property ownership and circles)

River Ridge Subdivision Parks (Parks 1, 2, and future 3/4)

- Current condition:
    - Parks 1 and 2 have grass, irrigation, and perimeter sidewalks installed.
    - Getting ready to begin phase 6; City needs to engage with developer about park
- Crosswalks needed to improve pedestrian access between park sites.
- Park #1 on River Ridge:
    - Install play structures and toddler play areas.
    - Add picnic tables with shade structures, basketball court, benches, dog waste receptacles, and drinking fountain.
    - Build meandering internal sidewalks through park.
    - Add fencing along River Ridge if toddler play is installed (River Ridge Park #1); two rail ranch fence, full vinyl, full wood; asked developer to put in additional fence
    - Suggested the name "Olsen Park" for one of the parks
- River Ridge Park #2:
    - Manage site, add a couple of trees and benches until budget allows more
    - Bench, dog waste, sidewalk through park, shaded picnic table, open green space (5-10)
- River Ridge #3/4 (Future)
    - To be located about a block off of Kunze at south side of development
    - Potential to combining future Parks 3 and 4 into one larger park
    - Need in community for areas for seniors
    - Discussion of restroom and costs (150K)
    - Will likely be developed as a larger neighborhood or small community park, possibly with a restroom, depending on growth and need.
    - Prioritization will be dictated by development. May develop this site before #2 if this makes sense and there is a need to balance park space in the community.

Hillview Park

- Concept is for a multi-sport complex
- The conversation about housing is from both the city and community; controversy over use for housing from PAC members, with the comment: "City should invest in its people" and protect parkland.
- Design and public engagement process needed to determine facility mix and layout.
    - Is it a baseball complex, soccer complex or soccer/baseball complex?
    - Is there a housing component?
    - Precedents discussed was of Kennewick, WA, though site is much larger. Mentioned "Canal" as a smaller example, Southridge Sports and Events Complex and Funland

    - Suggested layout of four diamonds with concessions in middle with soccer fields on edge; there is an area that is wet, could accommodate walking trails
    - It could also include walking trails, play structure, picnic areas, and potentially a splash pad.
- Site constraints include wet area

City Park

- Priorities:
    - Shift park focus to youth and family amenities (ages 0–10).
    - Is this an opportunity for Boardman's version of Funland?
- Proposed improvements:
    - New splash pad (to replace the existing one).
    - Toddler play structure.
    - Public art (murals on basketball courts).
    - Story walk panels along internal trails.
    - Address significant ADA accessibility upgrades throughout the park.
    - Need to update restrooms

Conclusion

- PAC members inquired whether there would be additional opportunities for similar in-depth discussions. Staff and the consultant team clarified that one final PAC meeting is planned to review the Draft Parks Master Plan, and that the next and final opportunity for broader public input will take place at the upcoming Community Meeting scheduled for Tuesday, May 13.
- It was noted that this date overlaps with the City's budgeting meeting and Urban Renewal (7–9 PM). To accommodate this conflict, the public meeting will be held before (tentative time: 5-7 PM).
- A request was made for a flyer to promote the public meeting to be distributed at the Elementary School concert on Thursday, April 17. Staff will aim to provide this promotional material in time for the event.

Next Steps

- Consultant team to revise Goals and Objectives based on PAC feedback.
- Prepare for community feedback on project prioritization at the next and final community meeting.

Attachments

- Goals & Objectives presentation board
- Scanned Project List with PAC and Staff Annotations

Boardman Park Plan 2035

SUMMARY

Public Advisory Committee Meeting #4

DATE: June 25, 2025
TIME: 5:00 – 7:00 PM
LOCATION: Boardman City Hall | 200 City Center Dr, Boardman, Oregon, 97818
VIRTUAL RECORDING LINK: https://youtu.be/gVVLlTfopHk?si=-DsdLzD3jGpG55LC

ATTENDEES

Public Advisory Committee: Norma Ayala (BPRD Board Member), George Shimer (Boardman Parks and Rec District CEO), Carla McLane (Boardman Planning Official), Jessica Calderon (Morrow County Public Health), Michael Connell (Boardman Planning Commission), Torrie Griggs (Chamber of Commerce), Stephanie Case (Boardman Principal Planner)

Consultant Team: Jessel Champoux (Shapiro Didway)

MEETING OVERVIEW

The meeting opened with a brief welcome and project update. Key objectives were to finalize recommendations from the Park Naming Competition, provide feedback on draft systemwide recommendations, and review/prioritize select site-specific capital improvement projects (ZuZu Park, Hillview Park, OPI Field, City Hall Park, and the Recreation Center).

DISCUSSION

Park Naming Competition Results

A total of 44 name submissions were received over a three-week survey period. The Public Advisory Committee (PAC) reviewed all entries based on the competition's stated themes—local history, natural environment, community spirit, and indigenous or multicultural influences—as well as rules such as: no names of living individuals, ease of pronunciation, originality, respectful tone, and no close resemblance to existing park, street, or public space names in the region. The PAC aimed to advance two or three names per park to City Council for final decision-making; however, in some instances, a single name was selected by consensus due to strong agreement among committee members.

The following names were recommended by the PAC for City Council consideration:

City Hall Park

- Tatone Park
  Named for nearby Tatone Street and the Tatone family, who were instrumental in shaping the community in the 1960s–70s. The name is locally meaningful and widely recognized.

Hillview Park (Sports Complex)

- Parque Cultural (revised from *Parque Puente Cultural*)
  PAC members supported the name based on its explanation—meant to reflect the connection

and mutual respect we should have for all cultures, and the value of respect taught through sports. The original name was simplified for clarity and ease of use.

- Ryan Neil Memorial Parque Cultural
  *This name blends two suggested names—*Ryan Neil Memorial Park *(initially recommended for the Park Blocks) and* Parque Cultural *(see above). Ryan Neil was a Boardman native recognized for his contributions to youth sports and scholarships. The name was considered fitting, as the site is planned as a future sports complex. PAC members also noted that the site could be master planned to incorporate cultural elements alongside athletic facilities.*

  Some PAC members expressed concern about naming a park after an individual who is already widely recognized through other local initiatives—such as the Ryan Neil Memorial Golf Tournament and Neil Learning Center—and noted that many other long-serving community members have not been similarly recognized.

- Hillview Park
  Retains the existing subdivision name and was supported by some PAC members as a straightforward, recognizable option.

Park Blocks (BPA Easement Corridor)

- Heritage Park Blocks
  The name reflects and reinforces the planned alignment of the Morrow County Heritage Trail, which is set to run directly through the corridor west of Main Street—routing the Heritage Trail through the Heritage Park Blocks by both name and route. There is also potential to extend the trail east toward Laurel Lane, under the highway, through the Port, and loop back, creating a continuous pedestrian loop. The name reflects the community's desire to celebrate local history through interpretive features and supports a cohesive master plan vision. Each block could serve as a distinct element within a unified heritage corridor.

River Ridge Subdivision Parks (3 or 4 total)

- Blayden Park
  Honors a community-nominated individual (deceased) recognized as the first permanent settler in Boardman in 1915, following Samuel Boardman's original homesteading of the land in 1903. Suggested for use if interpretive context can be provided, as some community members may not be familiar with the name's significance.

- Parque Los Niños (modified from Parque de Los Niños)
  Originally submitted in Spanish, this name—meaning "Children's Park"—was revised to a simplified bilingual form. It was favored for one of the River Ridge neighborhood parks and reflects the community's desire for a park geared toward children.

- Pájaro Azúl Park
  Means "Bluebird Park" in Spanish. The name aligns with the bird-themed street names in the neighborhood and was appreciated for contributing Spanish-language representation.

- Meadowlark Park
  Named after Oregon's state bird, this name was supported for its local symbolism—especially given the bird-themed street names in the neighborhood—though some felt it was a little wordy.

Overview of Dismissed Names

As part of the naming competition review, the PAC carefully evaluated all 44 name submissions received from the community. Several names were respectfully removed from consideration due to one or more of the following reasons:

- **Referenced living individuals**, which is not allowed per competition guidelines (e.g., Karen Pettigrew, Pam and Lee Docken, Cartman, and Windsor-Laurent).
- **Duplicated or closely resembled existing park, street, or public space names in Boardman or surrounding areas, which could cause confusion. For example:**
  - *"Sam Boardman"* is already the name of an elementary school and widely used throughout the region, including at state parks.
  - "Unity Meadows" was considered too like **Unity Loop**, a street within a manufactured home park in development that will include its own internal playground.
  - "Quetzal Park" was noted as too similar to **Quesnel Park**, a federal recreation site in the nearby Three Mile area.
  - Wagon Wheel is a subdivision name already in use in Irrigon and could cause confusion if used for a park.
  - "Harvest View Park" shares a name with Harvest Foods, a local grocery
- **Lacked originality or distinctiveness,** with names like *Central Park* or *Morrow Park* dismissed for being too common and widely used elsewhere, without a specific tie to Boardman.
- **Contained informal or unserious tone**, not aligned with the intent of the competition (e.g., "Parky McParkface").
- **Did not fit the intended themes or park contexts**, such as names implying waterfront access for inland parks (e.g., "Beaver Landing," "Eagle Landing Meadows").
- **Creative names with thematic appeal**—such as *Boardman Sprout Park*, *Little Columbia Playland*, *Riverbend Romp*, *Happy Trails Park*, and *Kiddie Cove*—were appreciated for their playfulness and imagination. While not advanced as full park names, the PAC noted that many of these could be excellent names for features within larger parks, such as splash pads, trails, or play areas. These types of names may be reconsidered during site master planning, provided they do not conflict with potential fundraising opportunities. The City and District may wish to reserve naming rights for key amenities or facilities as a strategy to attract corporate or foundation sponsorships.
- **Names with limited relevance to local context** were also set aside. For example, *Wayiilet Winds Park* was dismissed based on comments that the community does not have a strong Native cultural presence.

Systemwide Recommendations (Review Only)

The PAC was presented with 13 major systemwide planning themes that emerged from community input, site analysis, and agency coordination. Committee members were asked to reflect on whether these themes reflected community needs and priorities. There was general consensus that the topics were comprehensive and aligned with the feedback received throughout the planning process. Members were encouraged to review the full text in the meeting packet and provide any additional comments by email. A summary of the systemwide themes is provided below:

1. **Trail Master Plan** - Advance a long-term vision for a cohesive trail system with a looped, long-distance route, east-west and a second underpass under the highway.

2. Wayfinding and Signage System - Create a consistent, user-friendly signage network; work with BCDA and chamber to use the signage foundation established already.
3. Public Art and Cultural Identity Master Plan - Celebrate local culture and identity through accessible, inclusive public art. PAC was encouraged to read callout box and see ways to elevate Boardmans history, culture and connection to nature.
4. Sports and Active Recreation Facilities - Improve field conditions and expand recreation amenities to meet growing demand. PAC comments recommended splitting into two parts:
    - Hillview Park as a Dedicated Sports Complex - PAC members identified Hillview Park as the primary location for a future sports complex. Planning and investment at this site should prioritize long-term field improvements, multi-sport use, and public access.
    - Distributed Sports Opportunities Across Town – Beyond Hillview, community feedback emphasized the need for maintenance of existing sport fields and additional sports fields—especially soccer and baseball—throughout the city. Public comment stated that OPI fields are the only site currently meeting quality standards for adult league use. Once the Front Street field is lost, a major shortfall in soccer fields is expected.
        - The City is exploring ways to expedite development of a new soccer field on the Catholic church property on Front Street, including using fill material from a nearby road project. However, the field would be located on private property, raising concerns among PAC members about investing public funds into non-publicly owned land. While OPI has shown a strong commitment to maintaining the space, it is also privately owned. Both sites may be at risk of future sale, making the long-term viability of any improvements uncertain
        - PAC members recommended prioritizing sports field investments on park-dedicated public lands over the next 10 years to ensure lasting community benefit
5. Indoor Facilities and Recreation Access - Expand and improve access to year-round indoor recreation. For example, access to the Field House. REMOVE any reference to Oregon Potato, this site will be removed from master plan. Add a priority to identify a location for an indoor soccer/multi-use facility.
6. Campground and RV Park Expansion - Expand capacity to meet growing demand for tourism and workforce housing. This includes planned expansion along the waterfront and new RV Campground land acquisition (200 space capacity).
7. Parkland Acquisition and Equitable Distribution - Expand access by developing existing (park dedicated) sites such as maintained open greenspace and acquiring land where underserved; Several land acquisitions are in progress, including multiple lots of the Park Blocks.
8. Play Area Improvements - Safe, inclusive, and engaging play for all ages and abilities. More accessible surfacing, distribute age-appropriate play throughout the community (i.e. toddler play).
9. Park Furnishings and Site Amenities - Create a cohesive, comfortable, and inclusive experience through unified furnishings. Most parks have an eclectic mix of site furnishings, so a standard is needed.
10. Technology and Amenities for Events - Improve infrastructure to support community events and seasonal programming. For example, access to water and wifi.
11. Climate Resilience, Tree Planting, and Shade Infrastructure - Expand shade and cooling to support year-round comfort and sustainability.
12. Safety, Lighting & After-Hours Access - Enhance visibility, security, and evening access across the park system. This will accommodate early morning or late evening use.
13. ADA Upgrades and Inclusive Design - Advance accessibility and inclusion system-wide. For example, remove barriers to accessibility.
14. Maintenance - Add category with checklist for maintenance items.

Committee members expressed support for all 13 themes and agreed that they collectively addressed the core priorities heard throughout the process. A "maintenance" category was suggested as an addition. Carla, as the City representative noted the scope of work, further planning and funding needed to implement these ideas was significant, and urged a realistic approach.

To support implementation, the PAC recommended organizing the list into two categories:

- Capital Projects – improvements that require significant planning and investment (e.g., trail construction, RV park expansion, master planning efforts).
- Systemwide Guidelines or Checklists – criteria that should be applied during any park upgrade or new development (e.g., ADA improvements, signage consistency, inclusive furnishings and added maintenance).

SD will coordinate with the City to categorize each recommendation accordingly and develop a checklist to guide future planning and project implementation.

Recommendations – Site Specific

Prioritization of Hillview vs. Zuzu Park

The City currently has funds allocated for two park design and development efforts in the upcoming year. While funding is earmarked for Zuzu Park and City Park, strong community interest has also been expressed in prioritizing Hillview Park. The PAC was asked to provide input on which project—Hillview or Zuzu—should be prioritized.

- Overview of Planning Context:
    - Hillview Park: No improvements are currently planned within the next 10 years. The primary focus would be initiating master planning and bringing infrastructure to the site. It was noted that a previous ORPD grant was awarded for a sports complex at the waterfront. PAC members agreed that starting the design process could help catalyze new funding opportunities, including a strong community-led grant application.
    - Zuzu Park: Improvements could include fencing, lighting, parking, play areas, sand volleyball, and site furnishings. Many of these features could be implemented internally by the City's public works crew, given the existing budget capacity for minor upgrades.
- PAC Discussion and Priorities:
    - Hillview Park: There was clear consensus that Hillview Park should be the top priority. Members noted it would serve broader community needs and could fill the identified gap in sports field access, particularly for soccer. In contrast, Zuzu Park was viewed as a neighborhood-serving park for the Anderson and Bailey Park area.
    - City Park: PAC members supported the City's intent to prioritize City Park, which includes relocating the splash pad and improving central amenities.
    - Zuzu Park: While not selected as the top priority for design, PAC members supported incremental improvements at Zuzu through smaller-scale City-led efforts. Recommended improvements included: parking, lighting, security fencing, picnic tables (not covered), benches, dog waste stations, trash receptacles, a play structure, and volleyball (sand or grass TBD).

      Note: BBQs were discussed but not recommended for inclusion. Members felt they were

unnecessary for this site since residents often bring their own grills to parks like City Park. While BBQs are well-used at larger gathering places (e.g., Day Use Park or McNary Beach), they were not viewed as a priority for ZuZu.

New information

- **Recreation Center** – updates no longer relevant; ideas of pickleball courts, fill along eastern edge and land acquisition to west to be removed from master plan document.
- **OPI Fields** – parking and indoor complex concepts are no longer part of the master plan for this site. This site should be removed completely form the master plan document. The community expressed desire for a multipurpose indoor soccer facility should remain a general plan priority rather than be designated at the OPI fields. A separate location should be identified to meet this need. Hillview Park was mentioned as a possible site, but concerns were raised about limited space—especially given the need to separate softball and baseball areas (cannot cross use) and accommodate soccer fields sized for different age groups.
- **City Hall Park** – The existing basketball court will be relocated to accommodate a planned Police Department expansion. The limits of City Hall Park will extend along the south side of the Field House building. The City is in the process of acquiring two of the three adjacent properties to the west of City Hall, creating potential for future park expansion; however, this area will not be included in the current master plan.

Other PAC Questions

- The PAC was asked if they had any questions about CIP projects in packets, no questions were asked.

Next Steps

- The City will advance the recommended park names to the City Council for final selection.
- A fifth PAC meeting will be scheduled for **Thursday, September 4, 2025 at 5:30** (90 minute duration), to review the full draft master plan document and gather final feedback. Draft to be shared with PAC members a week or two before the meeting.

Attachments

- Sign in Sheet
- Meeting Presentation
- Meeting Agenda
- Meeting Packet

Boardman Park Plan 2035

SUMMARY

Public Advisory Committee Meeting #5

DATE: September 25, 2025
TIME: 5:30 – 7:30 PM
LOCATION: Boardman City Hall | 200 City Center Dr, Boardman, Oregon, 97818
VIRTUAL RECORDING LINK: https://youtu.be/nE0lYo9-81E

ATTENDEES

Public Advisory Committee: Norma Ayala (former BPRD Board Member), George Shimer (Boardman Parks and Rec District CEO), Carla McLane (Boardman Planning Official), Stephanie Case (Boardman Principal Planner), Ethan Salata (Boardman City Council), Taylor Wightman (Citizen), and Brandon Hammond (City Manager).

Consultant Team: Jessel Champoux (Shapiro Didway), Bonnie Yosick (ECOnorthwest)

MEETING OVERVIEW

The fifth Parks Advisory Committee (PAC) meeting centered on two main tasks: revisiting park naming recommendations and providing feedback on the Draft Master Plan. The meeting began with a project status update and review of the agenda. During the first portion, the committee revisited names advanced through the community naming competition, along with City Council's request for additional PAC review, and discussed options for City Hall Park, Hillview Park, the Park Blocks, and River Ridge subdivision parks.

The second portion of the meeting began with an open invitation for committee members to share comments or input on the draft plan. The group then worked through consultant-led topics requiring PAC direction, including photo and image needs, **new site-specific recommendations not previously reviewed by the committee**, park classification, equity and service gaps, and draft policy strategies. Input gathered during the meeting will be used to refine the plan for delivery to the Planning Commission, followed by City Council review. Revised park naming recommendations will also be forwarded to City Council for consideration at their next meeting.

DISCUSSION

Park Naming Discussion

The committee revisited park naming recommendations in response to City Council's request for further PAC input. Council had provided feedback on several options and asked the PAC to refine recommendations and provide additional direction.

- **City Hall Park:** The PAC confirmed that *Tatone Park* should be forwarded to City Council as the recommended name.
- **Hillview Park:** Council feedback indicated they were comfortable retaining *Hillview Park* (with "Sports Complex" omitted to avoid premature commitments). The PAC revisited alternatives and confirmed

that use of "Ryan Neal" was not preferred by either Council or PAC. While Hillview Park aligns with the subdivision name, it was not strongly favored by the PAC. Instead, the committee unanimously recommended forwarding *Sunset Park* for Council consideration, citing the site's prominent sunset views and the presence of a sunset in the City's logo as strong connections to community identity.

- **Park Blocks (BPA Easement Corridor):** Council expressed that "Heritage Park Blocks" was not a preferred choice. The PAC discussed how Main Street serves as a natural east–west divider for the linear park system and recommended selecting two names to reflect this distinction. After reviewing community submissions again, the PAC recommended *Power Trail Park* (east) and *Parque Cultural* (west). Members initially hesitated to recommend Parque Cultural due to concerns about easement limitations, but it was clarified that interpretive signage, site furnishings, and other features can be incorporated. The connection to the County Heritage Trail and the potential for additional City acquisitions adjacent to the corridor further strengthened support for this name.
- **River Ridge Subdivision Parks:** Council requested that names be ranked and assigned to specific park sites where possible. The PAC favored bird-related names that align with subdivision street names, while also recommending *Parque Los Niños* for the park intended to serve younger children. The following assignments were agreed upon:
    - *River Ridge Park 1 (River Ridge Drive):* **Parque Los Niños**
    - *River Ridge Park 2 (Goldfinch Drive):* **Meadowlark Park**
    - *River Ridge Park 3 (Future):* **Pájaro Azul**

These revised recommendations will be forwarded to City Council for consideration at their October meeting.

Draft Park Master Plan Review

The second portion of the meeting began with a consultant-led overview of each chapter in the Draft Master Plan. This walkthrough highlighted the plan's structure and key content areas:

- **Chapter 1–2:** Introduction and planning foundation; community profile of who lives, works, and visits Boardman.
- **Chapter 3–4:** Inventory of City and District assets; park classification framework; overview of other public, private, and regional recreation providers.
- **Chapter 5–6:** Community needs assessment; survey results; vision, core values, goals, and objectives.
- **Chapter 7–8:** System-wide and site-specific recommendations, including trails, signage, cultural identity, and project checklists.
- **Chapter 9–11:** Implementation strategies, operations and maintenance, and draft planning policies.

Following this overview, committee members were invited to share initial comments on the plan, then worked through consultant-led topics requiring PAC input.

Key discussion highlights included the following.

Photo and Image Needs

The plan requires higher-resolution photos and drone imagery to better illustrate existing conditions and community use. Specific requests included: precedent photos, park maintenance (e.g., cleanup day), local murals and art, parks in use (e.g. playgrounds, splash pads), sports activity, programmed activity, River Trail

use, sunset views, and some existing facilities (e.g. Sage Center playground, Marker 40, Multifamily housing open space, highway overpass, railroad)

Park Classification
The PAC reviewed the draft park classification framework and discussed whether certain sites were appropriately categorized. The discussion focused on two related questions: (1) whether to continue with the model of small subdivision parks, such as those in River Ridge and Tuscany (classified as pocket parks), or to move toward fewer, larger neighborhood-scale parks; and (2) how to distinguish between neighborhood and community parks using City Hall Park and City Park as examples.

It was presented that River Ridge and Tuscany subdivision parks are very small (0.4–0.7 acres each) and function only as pocket parks with limited amenities for homes in the immediate vicinity. In contrast, ZuZu Park, just over 1 acre, was presented as a more viable candidate for a neighborhood park, particularly as adjacent development could allow it to expand and support additional amenities.

The committee confirmed that larger neighborhood-scale parks are more desirable than pocket parks, as these serve more of a purpose and are easier to maintain then multiple smaller parks.

The discussion then turned to City Hall Park (Tatone Park), which has been reduced to just over 1 acre due to land reserved for future Police Department expansion. This limits its ability to function as a true community park when compared with City Park, which is over 4 acres and provides a full range of community-serving amenities.

The basketball court is planned for relocation, and the PAC discussed possible sites. Options included the flat area adjacent to the Field House (outside the park boundary) and greenspace near the road frontage. Some members favored the road frontage site because it is visible and accessible, while others preferred to keep the area open for pet use.

The group also discussed features that would strengthen City Hall Park's role as a community park. Suggested additions included shaded seating areas, benches around the existing tree, and activity features such as a large chess or checkerboard, a permanent table with chairs, or ping pong tables (as seen at Pioneer Park in Walla Walla).

Recommendation: The PAC emphasized that the Master Plan should recommend expansion of City Hall Park as adjacent development occurs so it can grow beyond its current size and more fully meet community-scale needs.

Existing Facility Use, Programs and Events
The PAC also provided input on how existing facilities and programs are currently being used across the system. Comments included:

- **School Gym:** Hosts activities such as mini cheer programs.
- **Outdoor Fields:** Used for youth soccer camps.
- **Jiu-Jitsu:** Noted as another program making use of local facilities.

- **Golf Course:** Hosts golf tournaments, which are coordinated in part with the Chamber and contribute to the broader system of recreation opportunities.
- **Riverside High School:** Outdoor field used for soccer

The District will review these items and provide further comments following the meeting to ensure all ongoing uses and programs are accurately reflected in the Master Plan.

Park Supply

The PAC reviewed the current and projected supply of parkland compared to level-of-service benchmarks. Boardman maintains 112.0 acres of developed, publicly owned parkland, which equates to **16.3 acres per 1,000 residents when measured against the weighted service population of 6,890, and 19.5 acres per 1,000 residents based on the 2024 residential population of 5,749**. Both figures fall within NRPA's benchmark range for peer communities under 20,000 residents (12.9–22.0 acres per 1,000 residents), indicating that Boardman currently has a good overall supply of parkland. Projections also show that the system can continue to meet benchmarks through 2035, provided that planned acquisitions and dedications are secured.

In addition to meeting acreage standards, Boardman offers a diverse range of park assets not typically seen among peer communities of this size, including splash pad, Rec Center, Disc Golf, dog park, and fitness circuit.

System Gaps

The committee reviewed identified system gaps in amenities, park quality, and access (¼- and ½-mile walk radius) across the park system. Discussion highlighted unmet needs in facilities such as soccer fields (4 needed), inclusive and toddler play areas, shaded gathering spaces, camping capacity, accessibility, youth recreation, and restroom quality.

Mapping also showed that geographic gaps overlap with some of the densest neighborhoods in Boardman, including areas with RV parks, mobile home parks, and multifamily housing. Additional neighborhood- or community-scale parks are needed now and to serve future growth.

- **Northeast Boardman:** Although much of the land is industrial, it also contains significant multifamily housing, underscoring the need for improved park access.
- **South Boardman:** A large service gap exists, though much of the affected area lies outside current city limits. While the City can only build parks within its boundaries, this gap highlights the importance of planning for future parkland acquisitions as the city grows.

New Recommendations

The PAC also reviewed new recommendations to address identified service gaps and strengthen the overall park system. Consultant-led discussion introduced proposals not previously seen by the committee, and PAC feedback was recorded for refinement in the next draft.

- **Park Blocks Corridor:** Advance the vision of a continuous linear park and trail system by securing minimum 30' easement between Skoubo and Laurel Lane. Relocated dog park is listed as "existing" in park plan given its imminent installation. The PAC also discussed the strategy of acquiring adjacent lands to allow for additional amenities and noted that the City is pursuing park dedications with subdivision development, including parcels at Chaparrel and Bailey Park.

- **Northeast Boardman:** Dedicate at least one acre of newly acquired City parcels for a neighborhood park. This will help offset the future loss of nearby facilities (soccer field, skate park, and splash pad) and provide park access in an area with growing multifamily housing. In addition to this near-term action, a future community-serving park in Northeast Boardman is needed to meet long-term demand.
- **River Ridge Parks #3 and #4 (South Boardman):** Negotiate consolidation into a single 0.75–1 acre neighborhood park with improved amenities. While this would address immediate neighborhood needs in South Boardman, a true community-scale park will still be required in the long term as the area develops.

Future Amenities Requiring Siting

The PAC reviewed facilities identified through public input and technical analysis that do not yet have designated locations. These include:

- Bike Skills Park
- Pump Track
- Skate Park (replacement)
- Pickleball Courts
- Soccer Fields – To meet median benchmarks, at least two fields are needed in the near term, with expansion to four fields within the next ten years to support league and tournament play. Potential location is Hillview Park.
- Diamond Fields (Softball/Baseball) – While current benchmarks are met, two additional fields will be needed by 2035 to accommodate demand. Potential location is Hillview Park.

System Overview

The PAC reviewed anticipated City and District system growth through the horizon year of 2035. Planned acquisitions, dedications, and capital projects will expand both the scale and diversity of facilities.

<u>City of Boardman</u>

- Parkland is projected to increase fivefold by 2035.
- Confirmed growth includes +2 diamond fields and +2 soccer fields at Sunset Park (Hillview Park).
- Planned investments also include:
    - New neighborhood parks in growth areas.
    - Upgraded play areas (inclusive and toddler-focused).
    - Relocated and expanded basketball courts.
    - New bike skills park.
    - Expanded pathways and trail connections.
- This projection **excludes** pending dedications and acquisitions at Chaparrel Park, Bailey Park, Tuscany Park, Northeast Boardman Park, and River Ridge #3.
- skate park replacement, and long-term improvements to the recreation center.

<u>Boardman Park and Recreation District</u>

- Plan calls to triple camping zones and grow overall campground capacity.
- Additions include a dog park, pump track, and skate park replacement.
- Planned expansion of the Recreation Center.
- New boat storage building, accessible boat launch, and accessible fishing pier.

- Reconfiguration of the dock system to improve usability and safety.

2035 Outlook
The PAC reviewed projections for system growth through 2035, including confirmed improvements by both the City and the District. By that time, Boardman is expected to maintain a **healthy parkland ratio within NRPA benchmarks**, with **17.1 acres per 1,000 residents (2035 population = 9,039)** and **14.8 acres per 1,000 residents (2035 weighted service population = 10,450)**.

Growth will be driven by the City's planned fivefold increase in parkland, new neighborhood parks, expanded sports facilities, and improved play distribution, alongside the District's campground expansion, recreation center upgrades, and new waterfront amenities. A map showing improved park access was shared with the committee, illustrating how new sites (e.g., River Ridge and Hillview) will reduce service gaps and expand coverage, particularly south of I-84.

While these gains represent important successes, the PAC also acknowledged that several **deficiencies will persist into the next decade**. Even with new development, the trail system will remain at the low end of benchmark standards, and soccer fields will continue to be the most significant unmet need. Diamond fields are projected to fall below benchmark ratios, requiring modernization and additional fields over time. Indoor recreation space will also remain constrained, with current scheduling conflicts demonstrating the need for more flexible multi-use facilities.

Other gaps include the absence of tennis courts, limited camping capacity despite planned expansions, and the need for more youth-oriented spaces. Equity concerns also remain, particularly in South and Northeast Boardman, where mobile home and multifamily neighborhoods will continue to face limited walkable access without new community-serving parks. The PAC confirmed that land acquisition in these areas should remain a priority for long-term service equity.

Staffing
Skipped over and deferred as a follow up item with the District.

Policy Strategies (Chapter 11)
The PAC's policy discussion centered on **parkland supply** and how new acquisitions and designs can better reflect community needs. Members emphasized the importance of looking at what is most used in existing parks and ensuring those elements are incorporated into future sites — a point the group agreed should be added to the planning checklist in the Master Plan.

At the same time, members noted that use patterns often reflect what is available rather than true preference. To foster greater diversity in recreation, the City will need to ensure that new parks provide a broader range of opportunities, supporting both youth progression in sports and inclusive, multi-generational amenities.

Next Steps

The consultant team will incorporate PAC feedback into the next draft of the Master Plan, refining recommendations, classifications, and policy strategies. The following milestones were highlighted:

- **Planning Commission:** The revised draft will be presented for review at the November 20th meeting (public hearing); Draft PMP + Appendices due October 15th for DLCD Department of land conservation and development; planning commission meeting 11/10-13th. Includes a staff report from Carla + draft PMP.
- **City Council Adoption:** Targeted public hearing in January for adoption.
- **Possible Joint City–District Meeting:** The PAC emphasized the importance of the City and District adopting the plan concurrently. A joint meeting in January was proposed to support this coordination, as the District does not meet in December and its next meetings are scheduled for the end of November and January. If not feasible, both boards will adopt separately in January.
- **Comprehensive Plan Alignment:** The Parks Master Plan will also inform Goal 8 (Recreational Needs) in the City's Comprehensive Plan update.
- **Follow-Up Items:** Staffing analysis and facility siting details will be coordinated with the Boardman Park and Recreation District and City outside of the PAC process.

Attachments

- Sign in Sheet
- Meeting Presentation
- Meeting Agenda
- PMP Park Naming Memo 9.25.25

SUMMARY

Boardman Park Plan 2035

Focus Group Meeting - Pool & Recreation Center

DATE: January 29, 2025
TIME: 4:00 PM – 5:15 PM
LOCATION: Boardman Pool & Recreation Center
VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

We visited the Boardman Pool & Recreation Center and Marina Day Use Park and informally engaged with staff and facility/park users. At the Recreation Center, discussions were held with seven staff members and 12 facility users, including basketball players, two Pendleton Swim Team coaches, three pool users, and two other community members. Additional conversations occurred with three families using Marina Park. Participants provided feedback on facility needs, park programming, and trail connectivity while also being encouraged to participate in the community survey.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway) and Noelia Ruiz (Bridging Languages)

DISCUSSION

Recreation Center Facility & Use

- Basketball players who use the gym after work mentioned that when youth basketball teams have practice, the court is closed to the public, limiting access.
- Basketball players mentioned the need for better hoops, as foam is coming off the current ones.
- Weight room users requested additional workout machines to expand capacity.
- Gym users noted a shortage of fitness equipment, including workout machines and weights, resulting in long wait times during peak hours.
- The gym space is not large enough to accommodate evening demand.
- Several people requested the addition of a sauna at the facility.
- Pool users suggested adding a diving area, making part of the pool deeper and adding more lanes.

Potential Use & Programming

- Interest in more family-friendly events and activities, including:
    - "Kids in the Park" events.
    - Scavenger hunts for children and families.
    - Concerts and movies in the park.
    - "Fantastic Kids" programming.
    - Fourth of July Festival with food trucks.

- Two Pendleton Swim Team coaches expressed interest in using the pool for competitions and suggested adding more lanes to accommodate events.

Trails & Pedestrian Connections Feedback

- More trails are needed for running, and surface type (soft or hard) was not a major concern for users.
- BMX and bike trails are not a high priority, but some participants like the idea of jumps and features for riders.

Marina Park Feedback

- Marina Park is a popular destination for families, with users enjoying the space with their children and dogs.
- Love the park for its natural setting and accessibility, making it a great spot for recreation.
- Walking trail along the river is appreciated, but tree roots have made the surface uneven, creating challenges for walkers and runners.
- Lighting along the trail is needed, both for safety and to create a scenic nighttime reflection off the water.
- Add a carousel

SUMMARY

Boardman Park Plan 2035

Focus Group Meeting - Riverside High School

DATE: January 29, 2025
TIME: 2:30 PM – 4:30 PM
LOCATION: Riverside High School Library & Lobby
VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

Library Session: 12 students participated in a 30-minute discussion, which included a brief introduction, followed by students gathering at two tables to review inspiration imagery, park system maps, and aerial views of existing parks. Students provided verbal and written feedback. See signin sheet for participating students.

Dismissal Engagement: Additional feedback was gathered from 12 students, one teacher, and Principal John Christy during student dismissal. Survey promotional were posted to the school information board located in the lobby.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Noelia Ruiz (Bridging Languages), Brandon Hammonds (City of Boardman), and George Shrimer (Boardman Parks & Recreation District).

DISCUSSION

Current Park Use & General Feedback

- Better lighting is needed in parks.
- Parks need water fountains that work.
- Grass quality of sports fields should be improved—current fields have uneven surfaces, weeds, rocks and hard dirt.
- Goatheads, also referred to by students as "pockie weed" is a pervasive weed and a nuisance.
- Students dislike mosquitoes and bugs.
- More shade is needed, as many areas are exposed.
- Pavilions fill with leaves and get dirty and require more frequent maintenance.
- Better and more seating is needed, including picnic tables and benches.
- Play areas should have more play variety and more engaging equipment, such as disc swings and thematic play structures (e.g., students liked Funland's castle theme but noted it is now rundown).
- Need more play options for little kids.
- More swings should be added to parks.

- Better public restrooms are needed and should be well-maintained—students noted that restroom conditions are unpredictable.
- Interest in adding mural art, with public restrooms suggested as a potential location.
- More shelters needed, such as gazebo-style structures with roofs but no walls so debris is not collected.
- Misting stations would provide relief during hot weather.
- More trees needed throughout parks to increase shade and improve the landscape.
- Interest in adding a tennis court.

Potential Use & Programming

- Cross Country team does not have home meets due to a lack of long-distance trails—interest in 10-20 mile trails for running and biking.
- More youth programs and activities should be offered by Parks & Recreation.

Waterfront Park Feedback

Marina Park

- Pavement is uneven and needs resurfacing—tree roots have caused bumps and cracks.
- Walking trails should have picnic tables along them.
- Marina baseball fields need upgrades, as students said they "suck." Concerns included uneven areas, weeds, hard dirt.
- Volleyball and basketball courts need “to be fixed.”.
- Outdoor workout machines are not used and should be removed.
- More swings and better play equipment are needed.
- Interest in a dog park at Marina Park.
- Need better access to fishing areas.

Sailboard Beach

- Students like the quiet, natural setting and want it to remain that way.
- Paved access to the water would improve accessibility.

Marker 40

- Interest in adding a volleyball court.

Special Use Facilities

Sports Complex

- A multi-field sports complex is needed to allow for more teams to practice and play without waiting for school fields to be available.
- Grass on sports fields should be leveled for better playability.

Splash Pad

- Support for relocating to Marina Park as its current location is "in the middle of the road." The splash pad should be improved with relocation.
- A second splash pad is unnecessary, as one is sufficient.

OPI Fields

- Need cleanup and seating for spectators.

Skate Park

- Most students feel the skate park is not widely used and not a local youth hobby so relocating it is unnecessary.

Indoor Facilities

- Field House is currently used for police training and baseball.
- Interest in an indoor track.
- Indoor soccer is popular, though students currently play at the elementary school.

Trails & Pedestrian Connections

- Mile markers should be added to trails for better tracking of distances.
- Cross Country team does not have home meets due to a lack of long-distance trails—interest in 10-20 mile trails for running and biking.
- A safe pedestrian crossing is needed on the west side of town.

Student Engagement & Competitions

During the discussion, students were asked if they would be interested in participating in a competition. Three options were presented:

1. Park Design Challenge – Students would create their own park concepts, addressing themes such as sustainability, accessibility, or community engagement. They could apply these ideas to one or more parks in the city based on community needs.
2. Art Competition – Students would create original artworks celebrating cultural and community values. Winning pieces could be showcased in public spaces such as light pole banners, benches, trash bins, murals, event banners, or posters.
3. Park Naming Competition – Students would propose meaningful, creative names for new or existing city parks, incorporating local history, culture, environment, or community values.

Students expressed interest in participating in the Park Design Challenge and Park Naming Competition (options 1 and 3). For the park design competition, students felt that focusing on designing one park would be the best approach.

SUMMARY

Boardman Park Plan 2035

Focus Group Meeting - Sam Boardman Elementary

DATE: January 29, 2025
TIME: 11:15 AM – 1:00 PM
LOCATION: Sam Boardman Elementary School Teachers Lounge
VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

The meeting took place in the teachers' lounge during staff break times and lunch. Conversations were casual and informal, engaging teachers and staff while they ate and took breaks. The TSP planning team also attended and participated in discussions. Approximately 20 school staff members, including the principal, custodial staff, teachers, and educational assistants, provided input. Survey promotional flyers were posted to the school information board located in the lobby.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Noelia Ruiz (Bridging Languages), Brandon Hammonds (City of Boardman), (4) members of Transportation System Plan Consultant Team

DISCUSSION

General Feedback

Current Park Use & General Feedback

- Most participants frequent Marina Park and City Hall Park for recreation.
- Shade and weather protection are needed throughout Boardman.
- Existing play structures lack variety—children climb up, slide down, and lose interest. There is a desire for more engaging, creative, and educational play elements, like the new STEM-focused school playground that incorporates lifecycles (salmon, bee), sounds, and tactile features which is successful because it's tied into the curriculum.
- Parks need more trees, especially after the recent windstorm caused significant tree loss.
- Pavilions are frequently used for gatherings and parties.
- Sidewalk improvements are needed for safer pedestrian access to parks.

Potential Use & Programming

- Interest in student-led garbage cleanup activities as educational opportunities.
- A demonstration garden would provide hands-on learning and community engagement.
- The school takes walking field trips to the Library and City Hall Park—a splash pad at City Hall Park would be a valuable addition for field trips.

City Parks Feedback

City Park

- Needs a paved path.
- Needs shade during the hot summer months.
- Needs benches at soccer fields.
- Needs maintenance on a regular basis.
- Needs more trees.

City Hall Park

- A splash pad at City Hall Park would be within walking distance from the school and centrally located.

Waterfront Park Feedback

Marina Park

- Could benefit from an art/mural area to create a popular photo spot.
- Used for walking, walking dogs, biking, jogging, and basketball.
- Play structure needs upgrades to provide better play options.
- Maintenance issues—the park is often unclean, with dog feces being a recurring issue.
- Trail needs improvement and the current path is too short.
- Paths are narrow and uneven.
- The campground area is well-maintained, offers good shade, and attracts visitors. `
- The disc golf course needs more grassy areas; sagebrush makes it difficult to find lost discs.
- Waterfront parks need more picnic tables and pavilions, as they are always in use.
- Some participants previously enjoyed Marker 40, but new residential development has made it less desirable.

Special Use Facilities Feedback

Dog Park

- The current two enclosures are not enough, as some dogs do not get along.
- Participants want multiple enclosed areas, such as open fields, agility spaces, and walking paths (like Salem's dog park).
- More benches and spectator seating are needed.

Indoor Facilities

- Some participants travel from Hermiston to use the Rec Center pool because it is less crowded than other options.

Trails & Pedestrian Connections

Crossing Interstate 84

- The only safe crossing is at Main Street. The underpass at the port is unsafe for pedestrians due to heavy semi-truck traffic.
- Olsen Road is a better location for an over/underpass compared to Laurel, which lacks traffic control and is not safe for pedestrians.
- There was a plan to convert the Laurel intersection into a roundabout, but concerns remain about pedestrian safety.

Biking & Trail Needs

- Biking in Boardman is challenging due to unsafe roads and goathead thorns, which frequently cause flat tires.
- Some participants do not use parks regularly because there are limited biking and walking options.
- The Marina trail is too short (only 6 miles down and back)—there is strong interest in longer trails (10-20 miles) for walking and biking.

Sidewalks & Pedestrian Connections

- Lighting and sidewalks needed at Anderson
- People like flashing light at Wilson & Tatone
- Sidewalks leading to parks are not safe or well-connected.

Follow up & Next Steps

- Parent-Teacher Conferences in late March/early April present a good opportunity for outreach, such as a project information table.
- Interest in student engagement, including a "Design Your Own Park" activity.
- Follow-up Contacts
    - Lisa Connell (3rd Grade Teacher) – lisa.connell@morrowsd.org (send activity packet).
    - Jami Carbray (Principal) – jami.carbray@morrowsd.org.

SUMMARY

Boardman Park Plan 2035

Focus Group Meeting - Boardman Foods

DATE: January 30, 2025
TIME: 11:00 AM – 12:00 PM
LOCATION: Boardman Foods
VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

A meeting was held at Boardman Foods, where seven staff members participated in discussions about the Boardman Park Plan 2035. Three staff members joined via teams, and four participated in person. The meeting included a tour of the facility and a discussion in the conference room. Concept imagery and the overall park plan showing existing parks were shared, followed by an open discussion about park improvements and community needs.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Noelia Ruiz (Bridging Languages)

DISCUSSION

General Feedback

- Parks should promote gathering spaces for family and community events.
- Parks should include outdoor exercise opportunities, such as walking trails and outdoor fitness.
- Shade and shelter are needed throughout parks for comfort and usability.
- Introduce more public art, such as murals and decorative elements. Suggestions included:
    - Incorporate decorative and interactive elements at the new splash pad park to make it more visually engaging and entertaining.
    - Add murals to community spaces, such as the car wash or library, featuring designs that youth can connect with and will remember.
- Park maintenance concerns:
    - Restroom cleanliness needs improvement—lack of maintenance and supplies make them uncomfortable to use.
    - Pavilions need better upkeep, including removal of spider webs and debris.

Playground & Recreation Enhancements

- Outdoor Obstacle Challenge & Fitness concept image was seen as an "amazing idea", with interest in bar climbs, climbing nets, and other outdoor fitness components. Suggestion to present ideas at a future meeting.
- Interest in rock climbing but with caution about injury risks for small children.
- Positive response to outdoor games like ping-pong.

- Suggested adding volleyball courts to additional parks.

City Parks Feedback

City Park

- Needs BBQ areas
- Suggested location for splash pad relocation.

City Hall Park

- Splash pad relocation here would be okay, but concerns exist over lack of shelter.

Special Use Facilities Feedback

Skatepark

- Underutilized in its current location.
- If moved, it would take up significant space, and the Marina might be a better location than city parks.

Splash Pad

- Current location is important due to visibility to travelers.
- Suggested relocation options:
    - City Park
    - Marina Park
    - City Hall Park (though lack of shelter is a concern).
    - If moved, promotion via social media should be used to inform travelers and residents.
    - It is important to locate near other park amenities.

Dog Park

- Too hidden in its current location and lacks visibility.
- Suggested relocating the dog park to:
    - Near the Marina
    - Near new apartments
    - Closer to city center
    - Near the highway
    - When selecting location, first confirm who the primary user is and what their needs are (travelers vs. locals).

Waterfront Parks Feedback

Sailboard Beach

- Considered a great viewpoint and an alternative location when other areas are crowded.
- Need tables, benches, BBQ area
- Consider adding a restroom
- Liked the concept of improved water access with boulders along the shoreline and shallow water for children to play.

- Suggested adding a simple shelter with a bench for people exiting the water to rest and place their belongings without putting them on the sand.
- Boating activity is high in this area.

Marina Park

- Participants like to use the frisbee course, gazebo and occasional benches
- The sand volleyball court needs maintenance.
- Riverfront trail is well liked.
- The park needs more benches.
- The park needs more covered shelter.

Indoor Recreational Facilities Feedback

Indoor Recreational Needed/Desires

- Residents enjoy playing soccer during the summer but don't do anything during the winter, having indoor soccer fields would be nice.
- Need opportunity for indoor soccer and multi-use spaces, such as wall tennis or other flexible activities.
- Add an arcade facility near schools so kids have a place to go and hang out with each other.
- An indoor facility would help build community by drawing people together and keeping youth out of trouble.

Rec Center Gym

- The gym is always crowded, and the space is not large enough to accommodate demand.
- Not enough exercise equipment or weights—requests for more stair masters.
- Expansion of the facility is needed.
- Gym space is shared between volleyball and basketball, which creates discomfort and scheduling challenges.

Field House

- Could this be used for multiple sports year-round?
- Could a gym component be added?
- Could this be used for indoor soccer?

Trails & Pedestrian Connections Feedback

- Marina Park trail is well liked.
- Residents must drive to waterfront parks and would like a walking option.
- More walking trails are needed, especially ones that provide a nature-focused experience.

Follow up & Next Steps

- NA

SUMMARY

Boardman Park Plan 2035

Focus Group Meeting - Childcare

DATE: January 30, 2025
TIME: 7:30 AM – 8:30 AM
LOCATION: Families First Childcare Center & Umatilla-Morrow Head Start (UMCHS)
VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

This tabling event took place at Families First Childcare Center and Umatilla-Morrow Head Start (UMCHS) during morning drop-off hours to engage with parents as they dropped off their children before work. The event provided an opportunity to gather informal feedback from four parents while promoting the community survey to additional attendees. Staff members, including directors from both childcare facilities, also participated in discussions.

A static display featuring concept imagery of parks, an overall Park System map, and bilingual (Spanish and English) flyers promoting the Community Survey was set up and left at each daycare center for continued outreach.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway) and Noelia Ruiz (Bridging Languages)

DISCUSSION

General Feedback

- Sage Center – Noted as an important community asset.
- Parking Needed – Families with small children will rotate between different parks to maintain variety, so adequate parking is necessary.
- Planning for a new library (Oregon Trail Blvd. Street Continuation) is underway. Contact Kathy Street.

Playground & Recreation Enhancements

- Interest in nature-based play areas.
- More play opportunities for little ones. Lil Tots playground is the only one.
- If north of Main Street is developed with housing, a playground is needed to serve families in the area.
- Limited play opportunities for kids aged 9 and up—a bike skills park, improved skate park, sand volleyball courts, mini golf, and a free-access rock climbing wall (not requiring Rec Center admission) were ideas that could help fill this gap.

Potential Use & Programming

Expanded Youth Programming

- More activities for school-age to older children, especially during breaks and summer.
- Friday programming at the Rec Center (since school runs Monday–Thursday), like Kidscape, which provided crafts, snacks, and activities.
- Some activities like Kidscape is cost-prohibitive for some families; consider a sliding scale or scholarship program for program accessibility.

City Parks Feedback

City Hall Park

- Parents expressed safety concerns due to adults lingering in the children's area.
- Little Tots playground needs to be fenced to keep children out of road at grocery store; some kids are runners.
- Lil Tots playground is the only play for little ones; it needs a bucket swing.

City Park

- Play area needs to get revamped.
- South of Main Street this is the only developed park with old fashion swings;
- T-ball diamond is used for younger youth.

River Ridge Estates

- Some prefer using the open grassy field for dogs over the existing dog park.

Zuzu Park

- Add nature play, a skills park, a baseball field, and sand volleyball.

Hillview Park

- Pump track and bike skills park suggested.

Trails & Pedestrian Connections Feedback

- More trails are needed – Runners and walkers would like additional options.

Special Use Facilities

Dog Park

- Users love the agility course but wish it were available on both sides of the fenced area since not all dogs are friendly.

Skatepark

- Considered too hidden, with a suggestion to relocate it to the west end of the Park Blocks.

Splash Pad Relocation Considerations

- Used to have produce stand at the Skatepark area (Jim Young)

- Existing splash pad location is valued as a quiet, safe stop-off area for families traveling on the freeway. If the surrounding area is developed with housing, the location remains logical.
- Support for relocating the splash pad to City Hall Park.
- Alternative locations suggested:
    - Front of the Rec Center at the corner of Olson & Columbia
    - Marina Park near the water (similar to the Tri-Cities splash pad in Hermiston).

Waterfront Parks Feedback

Marker 40

- Mentioned as a valued recreation space.

Marina Park

- Frequently used and appreciated for its trail and play structure.
- Interest in kayaking and paddleboarding, with free equipment rentals available for public use.

Indoor Facilities & Recreation Center Feedback

Indoor Play Options Needed

- Trampoline park with party room and dramatic play area (to keep kids entertained if finished with the trampoline area) suggested.

Rec Center Gym

- Always busy, requiring long wait times unless you visit at 4:30 AM.
- The space is too small for demand.

Field House

- Considered underutilized and should be shared more with the public.
- Currently used for police training and managed by the City & Chamber of Commerce.
- Suggested District management for broader community access.

Follow up & Next Steps

- Families First Childcare Center: Email flyer to Angie Hasbell at ahasbell@umchs.org to share with their network and drop off 45 half-page flyers (English front, Spanish back) for distribution to parents.
- Umatilla-Morrow Head Start (UMCHS): Email flyer to Brenda to share with their network and drop off 45 half-page flyers (English front, Spanish back) for distribution to parents.

SUMMARY

Boardman Park Plan 2035

Focus Group Meeting - Senior Citizen Center

DATE: January 30, 2025
TIME: 12:00 PM – 1:00 PM
LOCATION: Boardman Senior Citizen Center
VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

A meeting was held at the Boardman Senior Center during lunch hour, engaging seven people. The meeting began with a brief presentation on the Boardman Park Plan 2035, followed by informal discussions to gather feedback on the existing park and recreational system and needs specific to seniors and the Senior Center.

A map exhibit of the overall park system and concept imagery were displayed on a table for participants to review and provide input.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Noelia Ruiz (Bridging Languages), and George Shrimer (Boardman Parks & Recreation District).

DISCUSSION

General Feedback

Playground & Recreation Enhancements

- More play opportunities are needed for younger children.
- Strong support for improving baseball diamonds, with a preference for grass fields over turf due to concerns about windblown dust and maintenance challenges.
- Participants felt better-maintained ball fields were achievable, referencing the high school's successful upkeep of grass fields, but noted that similar efforts are not being made elsewhere.
- Like miniature golf but feel the Marina was an odd location for it.
- "Bikes in Boardman are not a form of transportation; they are a form of recreation."

City Parks Feedback

City Hall Park

- Play area is extremely hot in the sun and needs shade improvements.

Park Blocks (BPA Park Blocks)

- Enthusiastic about potential connection between the Senior Center and Park Blocks; seen as an opportunity to attract people to the center for lunch or as a rentable community space.
- Suggested adding restrooms, a dog park, and relocated splash pad; would help draw people to the south side of town.
- Like the idea of a walking path, though some feel there are already plenty of places to walk in Boardman.

Hillview Park
- Support for a sports complex, particularly decent baseball diamonds.

Neighborhood Parks
- Need swings, slides, and play equipment.

Wayside Parks
- Do not need restrooms, as food carts, City Hall, and City Hall Park already provide public restrooms.

Special Use Facilities Feedback
Skate Park
- Rarely see it used.
- Originally designed as a beginner-friendly skate park, with the potential for layout changes but layout changes have not been happening. Referenced Irrigon's skate park as being more technical.
- Occasionally used by young adults, but does not seem to be a current trend for young people in Boardman (specifically ages 10-13).

Splash Pad
- Participants frequently see it running but rarely see people using it.
- Some were against relocating it, as it draws travelers from the highway.
- Would support a relocation if the intent is to build a splash pad specifically for Boardman youth.

Dog Park
- Suggested relocation of the dog park to the east side of Main Street.

Indoor Recreational Facilities Feedback
Indoor Recreational Needed/Desires
- Indoor sports complex needed

Boardman Recreation Center
- Rock wall takes up too much space and could be relocated to another indoor facility.
- Rock wall is used by a club every two weeks.
- Gym & Fitness Access
    - Too many people using the gym, making access to equipment difficult.
    - Need extended hours, especially early morning and late evening (until 9:30/10 PM, but minimally after 5 PM).
    - Most people cannot attend midday activities.
- Interest shown in senior programs such as water aerobics, Golden Sneakers, and yoga.
- Hot tub addition suggested near the chemical storage area.

Senior Center-Specific Feedback
- Vacant greenspace in front of the Senior Center

    - Seniors do not support using this space for splash pad or park purposes mentioned by participants in other outreach events.
    - Preferred use: Developing assisted living units/cottage clusters (8-unit proposal).
- Suggested adding outdoor enhancements such as a gazebo with flowers and benches so people can sit outside and eat lunch.

Community & Infrastructure Feedback

- Move the ballot drop box closer to City Hall and the Police Station for better access.
- Requested posting signage to explain the reservation process.

Follow up & Next Steps

- Provide paper copies of community survey; QR codes are not user-friendly for most seniors.

SUMMARY

Boardman Park Plan 2035

Focus Group Discussion - Boardman Community Development Association (BCDA)

DATE: February 13, 2025
TIME: 7:30 AM – 9:00 AM
LOCATION: Virtual via ZOOM and in person POM Riverfront Center
VIRTUAL RECORDING LINK: NA

MEETING OVERVIEW

The Boardman Community Development Association (BCDA) hosts a monthly meeting on the second Thursday of each month from 7:30 to 9:00 a.m. at the POM Riverfront Center, Wells Springs Room, with a virtual option available. The meeting follows a roundtable format, allowing each participant to provide updates from their respective organizations.

As part of the meeting, a 10-minute presentation was given on the Boardman Park Master Plan 2035 and the ongoing community survey. The discussion emphasized the importance of gathering public input to shape future park and recreation improvements (indoor and outdoor) and encouraged participants to help spread awareness about the survey.

Presentation Highlights: The Role of Internal Advocacy

The Boardman Park Master Plan 2035 is a 10-year vision for improving indoor and outdoor recreational facilities in Boardman. This planning effort, conducted on behalf of the Boardman Park & Recreation District and the City of Boardman, aims to identify community needs and guide future capital improvement projects.

BCDA members were encouraged to advocate within their own organizations to help distribute the survey and ensure broad community participation. Given the influential roles of BCDA members, their efforts to share the survey through staff communications, newsletters, or direct outreach would help capture diverse perspectives.

Additionally, it was noted that follow-up discussions would be scheduled with key individuals in the room for more focused conversations about the Park Master Plan, allowing for deeper engagement on specific needs and priorities.

Participants & Updates

The meeting included representatives from various community organizations, including:

- Riverside High School
- Morrow County School District
- Morrow County
- POM Workforce Development

- Port of Morrow
- Boardman Police Department
- Boardman Fire Department
- City of Boardman
- BMCC Workforce Training Center
- BMCC Foundation
- Boardman Park and Rec District
- UEC
- Morrow County Broadband Network Consortium
- Child Care – Families First Child Care
- Boardman Food Pantry
- Oregon Trail Library District
- Real Estate
- Health Care

Participants had the opportunity to provide community updates and share information relevant to their sectors.

Follow-Up Actions

1. Coordinate email follow-up with attendees with Torrie Griggs, the Chief Executive Officer for both the Boardman Community Development Association (BCDA) and the Boardman Chamber of Commerce. She will send out an email to members and add me into the City membership as a representative so that I can be undated on these emails and other important information happening around the community as we work through the Park Master Plan process.
2. Schedule additional one-on-one follow-ups will with individuals from the meeting like the Boardman Police Department and the Boardman Fire Department to gather more detailed input on park needs and priorities.
3. Review findings relevant to the Park Master Plan from BCDA Community Survey shared with the public February 12, 2025.

SUMMARY

Boardman Park Plan 2035

Focus Group Meeting - Boardman Public Library

DATE: April 15, 2025
TIME: 2:00 – 2:45 PM
LOCATION: Boardman Public Library
VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

A meeting was held at Boardman Public Library and was attended by Kathy Street, Library Director. This meeting was held to coordinate planning efforts between the Boardman Park Plan 2035 and the Boardman Public Library's current facility planning and programming initiatives. Discussion focused on shared priorities for park space, potential collaborations such as a story walk installation, and facility observations based on library-led programming. Ideas for shade, pavilion upgrades, dog amenities and concerns, and coordination around signage and programming were discussed.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway)

DISCUSSION

Library Facility Planning

- The library is working with Hacker Architects on a Master Facilities Plan for all three library branches.
- The new Boardman library will be located between the existing back of the library and the BPA easement, with an estimated size of 7,000 to 7,500 square feet.
- The project has a 5–7 year timeline.
- The library operates as a special district with its own tax base—separate from the City or County.

Potential Park Partnership: Story Walk

- The library is interested in installing a permanent story walk in the BPA Park Blocks or alternatively City Park
- Alternative Locations Discussed:
    - Marina Park: Not ideal due to high levels of goose and dog waste.
    - City Hall Park: Too small for a full installation (past temporary install no longer maintained).
    - City Park: Considered a good option due to space availability.
- Proposed installation: Barking Dogs exhibits with single metal posts and angled displays.
- Minimum of 20 displays required to complete a story.

- The library is willing to pay for the story walk components but will need City support for installation.

City Park Feedback and Event Use

- The library frequently uses City Park for events including:
  - End-of-summer reading parties
  - Teen nights (e.g., tie-dye, water balloons)
  - Performances and activity stations
- Events typically use the existing pavilion, plus setup of tables, tents, and mister stations.
- Pavilion feedback:
  - Considered inadequate for event needs.
  - Would benefit from being larger, with upgraded electrical access and a more functional water spigot.

Shade & Climate Considerations at City Park

- Limited seasonal usability due to extreme heat or cold and lack of shade.
- Noted loss of large trees in a recent "sideways hurricane" event.
- Strong interest in adding a shade sail over the play area.
  - Mentioned preference for a triangle-style shade structure.
  - Showed a photo of shade canopy installed at nearby Kenniwick, the Southridge Sports & Event Complex, as a reference for design and coverage.

Existing Splash Pad Concerns & Recommendations

Discussion included concerns about the existing splash pad, as well as considerations for a future splash pad at City Park.

Current Issues at the Existing Splash Pad:

- Repeated observations of dogs on the splash pad, posing a safety concern for small children.
- Current setup appears to lack adequate drainage. The grass perimeter stays wet and muddy, leading to children throwing mud onto the pad.

Future Considerations for City Park Splash Pad:

- Incorporate effective drainage solutions to prevent standing water and muddy areas.
- Include signage and design features that discourage pet access from the start.

Dog Park Comments

- Some concern expressed over locating the dog park in the BPA blocks if it will be close to the new library location
- Has heard negative feedback from community members and travelers:
    - "Lovely dog park that nobody takes care of"
    - Ongoing issues with dog waste not being picked up by owners.

Interpretive Signage

- Mentioned Heritage Trail interpretive signage located in front of the library and at Wilson.
- Suggested confirming with Stephanie at City Hall whether signage updates will be part of the Main Street project this summer.

Next Steps

- Kathy will follow up by sending a list of existing library programs that could be supported or enhanced through park facilities and partnerships.

Boardman Park Plan 2035

SUMMARY

Focus Group Meeting - Fire & Safety

DATE: April 15, 2025
TIME: 1:00 PM - 2:00 PM
LOCATION: City Hall
VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

The meeting was a collaborative effort between the Parks Master Plan and Comprehensive Plan consultant teams and City representatives. We met at City Hall with fire and safety officials to discuss key questions related to parks, public spaces, and other areas relevant to ongoing planning projects. The conversation focused on identifying current safety concerns, emergency access challenges, hazard mitigation strategies, and future planning considerations to better support public safety and community resilience.

Attendees: Marty Broadbent (Fire Marshall), Jeremy Gierke (Captain, Boardman Fire Rescue District), Loren Dieter (Captain, Boardman Police Department), Erik Patton (Civil-Records Clerk, Morrow County Sheriff's Office)

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Carla McLane (Planning Official, City of Boardman), Angélica Martínez (Cascadia Partners)

*Questions posed are shown in **bold** font with bulleted responses to follow.*

1. General Safety & Crime

What are the most common safety or security concerns you've encountered in the city's parks—for example, recurring issues with vandalism, crime, or after-hours activity? Are there particular parks or areas where these concerns are more frequent?

- Graffiti is a recurring but relatively infrequent issue. Primarily seen non-staffed parks, on the gazebos and other structures.
- Conflicts and fights occasionally occur during large events, typically arguments between two people.
- EMS is the most common response.
- Marina - biggest hazard, one fire hydrant and water supply is not adequate, no hydrants in the RV park area, streets are narrow, driveway narrow, turning radiis tight. Too much traffic on 4th of July; North end of park (Army Corps land) has history of fires from unattended campfires.
- Marina has staff there, so no graffiti issues there, while other parks don't have full-time staff. Zuzu Park: End of the street, dark; needs lighting, its too dark at night to monitor; possibe Improvements: lighting, security cameras activated by motion, signage

- Park Signage: adding hours of operation would be helpful. If it's not posted, you can't enforce it.
- City Park: several ways to get in, so hard to sign
- Park Naming, Signage & Addresses: A need was identified for providing addresses for all parks. Proper signage with park names are also very helpful. Addresses are most critical; they don't need to be posted but each park should have an address to help emergency services locate.
- Are there design or programming ideas—such as community watch signs, safety
- education events, or increased visibility from streets—that you'd recommend to make parks feel more welcoming and secure?
- What is the most common safety or security concerns you've encountered in
- Boardman's industrial/commercial area?
- Safety concerns - traffic, speed is an issue on streets in port industrial areas.
- The port has installed electronic speed signs that serve to assist in self-patrol.

2. Access & Emergency Response

Over the past five years, what natural disasters or hazards have most frequently impacted the Boardman community? earthquakes? heat waves? flooding? Other?

- Windstorms, including several in recent years, proved destructive. Blocked roadways, downed power lines. They can occur in the summer and winter.
- Mitigation: Regular tree trimming;
- Large, unmanaged windbreaks can become hazards during windstorms. Concerns with Zuzu Park as the trees are large.
- Heat, fire: Heat exhaustion calls every summer. The homeless population is susceptible to this. No shelters in Boardman. Same for winter.
- People ask for areas for shade and cooling.

How well do current park layouts support your ability to monitor activity and respond to incidents? Are there barriers—such as dense vegetation, limited lighting, or fenced-off areas—that make this harder?

- Marina - dense vegetation on the east and west sides. People like to use the old road go to play and fish there. No way to get out of it if there is an emergency. Access is steep, no actual vehicular access.
- Marina-RV Park – between Park and Marina many people like to go off the walkway to fish and often park their jet skis, several foot paths to water. This area needs brush cleanup.
- City Hall Park – existing cable is an obstacle, though can still get around it.

Have you experienced challenges accessing parks during emergencies, such as tight gates, narrow paths, or lack of vehicle access points?

- Splash Pad: Fencing improves safety but now encloses a fire hydrant; future fencing projects should ensure critical access points remain accessible

What improvements—such as lighting, emergency call boxes, clear sightlines, or security cameras—would help increase safety and support emergency response?

- Lighting, motion activated cameras, park signage for rule enforcement, park addresses

Could any parks serve a role in broader emergency planning, such as staging areas or evacuation points?

- Soccer fields used to be helipad. Eventually the helipad will be at the fire station.
- Community evacuation point: Not really other than schools.
- Alternative emergency landing would be helpful at the Suggest future training exercise to test feasibility.
- Coast Guard typically launches out of Marina in Quesnal Park / AKA three Mile Park.

Do public facilities have emergency preparedness plans in place to support the community in case of a disaster?
None

Are there programs to educate low-income residents, immigrants, non-English speakers, and other vulnerable populations about hazard preparedness?

- No. CPR classes is the only class in Spanish

3. Context-Specific Considerations

Are there safety concerns related to waterfront areas in parks—such as drowning risks, slippery access points, or lack of rescue equipment? What measures would help improve safety around these areas (e.g., signage, barriers, life rings, patrol presence)?

- Marina & Marker 40: Lots of drinking there. No major incidents so far, but there's risk with boats, jet skis, drinking and crowding, especially during busy events
- Past equipment (life rings, rescue ropes) at Marker 40 and Marina should be assessed and reinstalled if missing.

Are there any safety concerns or access issues the City should consider when developing the Park Blocks as a linear park system with trails—such as visibility or emergency response access?

- The city has purchased property on both sides of Main Street to begin the conversion into a park blocks system. It will align along Oregon Trail Boulevard. Accessibility was identified with a request to make sure walking trails are wide enough for a brush truck or ambulance (10 feet wide); consideration should be given to fixture and furnishing placement. for example, at the Marina, they can drive the walkway, but with fixtures like benches it's tight and restrictive
- Access should be provided at each street crossing
- Parking areas with gates so EMS or police can access the park blocks.

- If using bridges that don't allow vehicles, emergency vehicle access at minimum on both sides.
- Parking lots must have gates and accessible trails (either paved or reinforced turf routes) connecting directly to trails, not just through grass.
- Safety zones (non-combustible areas for shelter-in-place during fire) incorporated into trail design.
- Fire hydrants and fire mitigation zones (cleared vegetation) included.
- Vegetation management to reduce fuel potential keep grass and brush down by managing vegetation; examples from Marine Drive disc golf course thinning project could serve as a model.
- Opportunity to provide interpretation

4. Fire Safety

Are there areas within parks that present fire hazards—for example, unmanaged brush, illegal campfires, or dry vegetation near structures? How might these be reduced through design or maintenance? And is access to water sources or fire hydrants near these parks adequate for suppression if needed?

Specific Areas of Concern:

- Dense brush and unmanaged vegetation along Army Corps lands adjacent to Marina.
- Perimeters - south side of old road backing up to tribal lands
- East End of Marina between camp and Silver Beach
- Areas between railroad and Marine Drive, people park here and frequently ignite during dry conditions.
- East side of Zuzu Park has limited access and no turnaround options for emergency vehicles.
- Fish and wildlife – put in fire bridge – pursue conversation about lands at Roadway Inn to west end of town on Southwest Wayside Park.
- Coordination needed with Fish & Wildlife for managing access/firebreak near Southwest Wayside Park and West End Road areas.

New Developments:

- Chaparral Subdivision: BPA easement will serve as dedicated parkland
- Hillview Park (acquired from County 30 years ago): minor nuisances; future development must consider fire access.
- BPA Blocks: Informal dirt bike use to wildlife refuge presents liability; paved trail access could increase use and should be carefully evaluated.

Questions we didn't ask we should have asked?

None.

Follow-ups

Marty to follow up with more information on safety zones (see attached email)

Attachments

- Email Response from Marty Broadbent
- Agenda

From: Marty Broadbent
To: Jessel Champoux
Subject: Safety Zones
Date: Monday, April 21, 2025 8:56:21 AM

Good Morning Jessel,
The definition of a safety zone is 2 ½ times the size of the nearest fuel. Meaning if you have fuel loading that is 4' tall you would need a clear space of 10' X10'. So with that said Boardman Fire is requesting a drivable walking path of 10' drivable walking path, no sagebrush within 20' of walking path (both sides) and mowed vegetation from edge of path and 20' This will create the safety zone for the entire path. Please reach out if you have further questions.

Marty Broadbent
Fire Marshal
Boardman Fire Rescue District

SUMMARY

Boardman Park Plan 2035

Focus Group Meeting –Tuscany & River Ridge Neighborhood Meeting

DATE: April 15, 2025
TIME: 3:00 PM - 4:00 PM
LOCATION: River Ridge Park (River Ridge & Goldfinch)
VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

This on-site meeting was held with residents from the River Ridge and Tuscany subdivisions to discuss current park conditions, desired amenities, and community preferences for future improvements. While Tuscany Park is currently maintained by an HOA and is not a City asset, some discussion took place regarding its future and the potential for transfer to the City. The primary focus was on the two existing River Ridge parks, which are currently open irrigated greenspaces with no developed amenities, and plans for future park expansion as River Ridge grows.

Attendees: 11 adults and 4 children from the River Ridge and Tuscany neighborhoods.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Carla McLane Planning Official (City of Boardman), Norma Ayala (City of Boardman)

DISCUSSION

Tuscany Park Discussion (HOA-Owned, Not a City Asset)

Although Tuscany Park is not part of the City system, residents shared insights into current use and needs, especially as discussions about dissolving the HOA continue.

- Used for community gatherings;
- Needs include:
  - Additional picnic table
  - Shade (shade structure suggested at a minimum to provide temporary shade until trees mature).
  - A dog waste station with bags
  - Trash receptacle
  - Basketball court requested, as HOA rules prohibit hoops in driveways.
- No play structure is needed due to proximity to the school.
- Concern over parking on Rome Street.
- A basketball hoop was mentioned for Sage Road's dead end ("road to nowhere").
- No plans to connect River Ridge to Tuscany; though a 30' easement exists on Tuscany's south side, River Ridge's layout prevents street connectivity.
- Safe routes to school remain a city planning focus.

River Ridge Subdivision Parks

The River Ridge subdivision currently includes two small undeveloped parks, located within a block of each other. Both sites are open irrigated greenspaces with no existing amenities. Street frontage is developed with curb and sidewalk. As the neighborhood continues to grow, plans are in place to add either two additional smaller parks or one larger park to serve future phases of development.

During the meeting, residents provided input on desired improvements for the existing parks and offered feedback on preferences for the new park(s).

General Priorities

- Essential amenities: play structure, benches, shade, picnic tables, sidewalks, pet waste stations, and drinking fountains with dog bowls.
- Separate toddler and older kid play areas at the same site were preferred, since most families have children across age groups and need consolidated play options. Funland Park in Hermiston was referenced as a positive example.
- Preference for fencing along busy frontages (especially River Ridge/Goldfinch?), which will eventually become a high-traffic through-street.
- Other requests included:
    - Book nook
    - BBQ areas to support gatherings
    - Outdoor movie space, possibly using rentable equipment and blow-up screens from the City.
    - Shaded seating areas
    - Pet-friendly drinking fountains.

River Ridge Park #1 (River Ridge & Goldfinch Lane)

- Include two play structures—one for toddlers, one for older children.
- Basketball Court
- Other features discussed:
    - Skate park (half size of Irrigon) or skate-friendly features (preferred), not a full skate park, possibly a toddler loop or balance bike track around the park.
    - Mention of Spokane's "Ribbon" (Numerica Skate Ribbon), located in Spokane's Riverfront Park, as an inspiring multi-use court concept that accommodates ice skating in the winter and roller skating and other activities in warmer months.

River Ridge Park #2

- To remain primarily open green space.
- Add basic site furnishings: shaded picnic table, benches, pet waste station, and drinking fountain (with dog bowl).
- Sand volleyball court considered; concerns about maintenance and goathead weeds noted.
- Small dog park idea raised, though a new dog park will be located nearby in the BPA park blocks, close enough to drive.

Future Parks in River Ridge Expansion Area

- Discussed plans for two small future parks as the subdivision expands; alternatively, the City could work with the developer to create one larger park.
- Residents preferred one larger park rather than two small ones in close proximity, as with the current parks.
- Preferences for a larger park included:
    - Passive park character: organic pathways, open space, water feature.
    - Restroom facility, with some suggestion of access control (key/code) for local residents.
    - Amenities to support family gatherings and longer visits (shelter, BBQs, and restrooms)
    - Recognition that a restroom could shift the park to serve a broader community park role.

APPENDIX B: SUPPORTING DOCUMENTS AND RECORDS

1. Relationship to Other Plans
2. Sunset Park Deed Restrictions
3. Engineering Letter for Splash Pad Relocation
4. City Resolution Naming Parks

B.1 RELATIONSHIP TO OTHER PLANS

City & District Plans & Initiatives

Boardman Park and Recreation District Parks Master Plan (2012–2022)

Adopted in 2012, this ten-year plan guided development and improvements for the Boardman Park and Recreation District. It aimed to enhance quality of life, expand recreational access, and align capital investments with community needs. Key accomplishments included the Boardman Pool and Recreation Center and select upgrades at Marina Park. However, many priorities remain unmet—such as consistent signage, lighting, updated play equipment, additional shelters, signature style for site furnishings and expanded campground and trail access. The plan emphasized adaptability and coordination, themes still relevant today.

INFLUENCE ON THIS PLAN

- Provides a baseline for identifying unmet needs and tracking accomplishments.
- Includes system-wide and site-specific recommendations still relevant today.
- Highlights recurring issues such as wind-resilient shelters and standardized signage.
- Reinforces the need for more coordinated planning between the District and City.

City of Boardman Comprehensive Plan – Goal 8: Recreational Needs (1991)

Goal 8 provides the City's original policy foundation for parks and recreation, emphasizing neighborhood-scale parks, bike and pedestrian connectivity, and the Columbia River as a key recreational asset. Policies such as mandatory parkland dedication and open space preservation remain conceptually relevant. However, the plan has not been updated since 1991 and no longer reflects current growth patterns, infrastructure needs, or community diversity. As a result, recent park dedications often fall short of meeting modern standards for amenities, size, and accessibility.

The City is currently undertaking a major update to its Comprehensive Plan and Development Code, including a full revision of Goal 8. This active effort will modernize policy guidance to reflect today's population growth, equity priorities, and infrastructure demands. It offers a timely opportunity to strengthen alignment between parkland dedication standards, zoning policy, and long-range development trends.

INFLUENCE ON THIS PLAN

- Reinforces the importance of accessible, neighborhood-oriented parks.
- Emphasize bike and pedestrian connectivity as part of the park system.
- Highlights the need to modernize parkland dedication standards to ensure public ownership, require basic amenities at the time of dedication, and establish clear criteria for size, access, and usability.
- Establishes the Columbia River as a long-standing recreational focus.
- Aligns with opportunities to integrate updated zoning and parkland policy through the City's active plan update.

Boardman Transportation System Plan (TSP) Update (Ongoing as of 2025)

The City of Boardman is currently undertaking a major update to its Transportation System Plan (TSP) to address multimodal transportation needs in light of projected growth, land use changes, and regional development pressures. While the TSP is primarily focused on roadway infrastructure and long-range transportation planning, the update carries significant implications for parks and recreation planning. The TSP identifies priority corridors for pedestrian and bicycle access, safe routes to schools, and regional trail connectivity—all of which align with

community feedback gathered for the Parks and Recreation Master Plan. Coordinating these two plans will help ensure that future transportation investments support shared-use paths, improved crossings, and park-to-park connections—enhancing overall access to parks and recreational opportunities.

INFLUENCE ON THIS PLAN

- Reinforces the importance of multimodal connectivity between parks, neighborhoods, schools, and civic destinations.
- Informs future investments in safe crossings, sidewalks, trails, and on-street bike infrastructure.
- Aligns park planning with corridor-level improvements identified in the TSP.
- Supports interdepartmental collaboration to ensure recreational access is prioritized in long-range transportation planning.

City of Boardman Housing Advisory Committee

The Housing Advisory Committee was born out of work done in 2024 to focus attention, resources, and partnerships on addressing Boardman's housing affordability and availability crisis. Boardman is Oregon's fastest growing city, but housing supply has not kept up, leading to ever increasing housing costs for Boardman's workforce. Major employers are having challenges filling jobs; commutes are increasing as Boardman-based employees live further and further away; and the economy and vital services are impacted due to employees not being able to afford or find the types of housing they want.

In response, the City of Boardman has launched a revolving investment fund to support building the type of housing needed to support economic growth and vitality. The Housing Advisory Committee will set goals and parameters for the fund, review investment opportunities, and make investment recommendations. Potential uses of funds could be project financing, supporting housing innovations, or supporting planning activities.

INFLUENCE ON THIS PLAN

- Supports park planning and land dedication strategies in tandem with projected residential growth and development.

Boardman Housing Capacity Analysis

The City of Boardman is working on an update to its Comprehensive Plan and Development Code and to support Goal 10 Housing is completing a Housing Capacity Analysis, previously referred to as a Housing Needs Analysis. This work will inform an update to Goal 10 Housing, changes to the Residential provisions within the Boardman Development Code, and set the stage for potential changes to the Boardman Urban Growth Boundary, or UGB.

This HCA will help the city determine if they have enough land to meet projected housing needs for the next two decades. If there is a shortfall in housing capacity, they must either amend their urban growth boundary (UGB), allow more housing development within the existing UGB, or combine both approaches.

It is anticipated that this work will be underway by the end of 2025 with one of the first tasks to appoint a Public Advisory Committee (PAC).

INFLUENCE ON THIS PLAN

- Supports coordinated park planning and land dedication strategies in tandem with projected residential growth and development.
- Emphasizes the importance of integrated planning to create livable, amenity-rich neighborhoods that support equity, housing access, and workforce retention.

- Anticipates potential Urban Growth Boundary (UGB) expansion and the need to proactively plan for parks and trails in future growth areas.

Boardman Economic Opportunities Analysis – Draft Report (July 2025)

The 2025 EOA serves as the City of Boardman's most recent economic framework, evaluating land supply, employment trends, and future development potential through the 2045 planning horizon. It responds to statewide planning mandates (Goal 9: Economic Development) and provides data-driven guidance for employment zoning, infrastructure investment, and economic diversification.

The EOA identifies key sectors driving local employment, including warehousing, transportation, food processing, and large-scale data center development. A notable emphasis is placed on the transformative economic influence of the Port of Morrow, which accounts for the majority of industrial land demand and supports both permanent and rotating workforce needs. The report also anticipates continued pressure on land supply due to data center expansion and the need to accommodate a growing industrial labor force.

Key assumptions include a baseline of over 3,400 current jobs within the Urban Growth Boundary (UGB) and significant near-term increases tied to infrastructure-ready parcels and regional market demand. The EOA evaluates land needs by zone type, vacancy status, and development readiness—ultimately projecting the need for targeted UGB expansion and industrial land protection.

INFLUENCE ON THIS PLAN

- Validates the need for a weighted weekday service population model based on job and commuting forecasts.
- Reinforces the role of employment centers as key drivers of park and trail demand.
- Highlights the significance of non-resident workers and the temporary construction workforce.
- Supports planning for future growth near data center sites, lodging nodes, and industrial campuses.
- Underscores the need for inter-agency coordination between the City, Port, and Park District to address shared land use and livability goals.

Community & Economic Development Studies

Boardman Hospitality and Tourism Needs Assessment (2023)

Commissioned by the Boardman Community Development Association, this report evaluates opportunities to grow Boardman's tourism sector through expanded recreation, lodging, and event-based visitation. It highlights the city's scenic location, industrial growth, and accessibility along I-84, while noting challenges such as limited youth sports facilities, dispersed amenities, and the absence of a recognizable cultural identity. Key attractions include the Columbia River Heritage Trail, Marina Park, and the SAGE Center. The plan recommends enhancing waterfront and trail assets, creating multipurpose venues for events and tournaments, and elevating festivals like the Harvest Festival into signature regional draws. Partnerships with nearby cities such as Hermiston and Pendleton are encouraged to expand offerings and attract diverse visitors. Branding Boardman as a gateway to Columbia River recreation is a central theme.

INFLUENCE ON THIS PLAN

- Positions recreation as a foundation for tourism and economic development.
- Recommends upgraded lodging, youth sports, and waterfront amenities to attract longer visitor stays.
- Emphasizes branding, public art, and event programming to build a distinct cultural identity.
- Encourages partnerships with nearby cities and agencies to expand regional tourism opportunities.

Boardman Community Development Association (BCDA) Community Survey (2024/25)

The Boardman Community Development Association conducts periodic community surveys to better understand local priorities related to housing, recreation, business development, education, infrastructure, and quality of life. The 2025 survey, conducted in both English and Spanish and accompanied by a follow-up community meeting, gathered broad public input on investment priorities and community needs. A 2023 version of the survey—summarized in this Appendix—captured similar themes and provides a useful point of comparison for tracking evolving values and aspirations. Together, these surveys helped establish a foundation for identifying community needs and priorities reflected in this Parks and Recreation Master Plan.

INFLUENCE ON THIS PLAN

- Emphasizes demand for expanded outdoor recreation spaces and athletic fields
- Highlights priorities for a larger recreation center and event-capable facilities
- Reinforces the need for improved park lighting, safety, and sidewalk connectivity
- Supports family-oriented programming and inclusive access to recreation
- Underscores the role of parks in economic development, beautification, and placemaking
- Encourages cross-sector partnerships to support youth, housing, and workforce needs
- Identifies communication strategies to improve outreach and public participation

County & Regional Plans

Morrow County Parks Master Plan (2018–2038)

The Morrow County Parks Master Plan, most recently updated in 2018, serves as a long-term strategic guide for enhancing recreational opportunities across the county. While the plan does not specifically reference Boardman, its priorities and strategies offer relevant direction for park development, management, and investment. The plan emphasizes the role of parks in promoting quality of life, tourism, and environmental stewardship, while aligning with evolving recreation trends such as increased demand for trails, camping, and wildlife viewing. Key priorities include expanding ADA-accessible facilities, improving park connectivity, managing natural resources responsibly, and leveraging diverse funding sources. These countywide goals offer replicable strategies that support Boardman's efforts to enhance infrastructure, broaden access, and provide a high-quality recreation system that reflects both community needs and regional outdoor interests

INFLUENCE ON THIS PLAN

- Highlights regional trends in outdoor recreation, including demand for trails, wildlife viewing, OHV access, and equestrian use
- Emphasizes ADA accessibility, improved signage, and connected trail systems as system-wide priorities
- Reinforces the economic value of day-use and overnight recreation, including upgraded camping and sanitation facilities
- Encourages strategies for riparian restoration, erosion control, and resilient park infrastructure
- Supports sustainable funding through partnerships, user fees, and revenue from resource-based management

Morrow County Comprehensive Plan – Goal 8: Recreational Element (2011)

The Morrow County Comprehensive Plan (updated in 2011) establishes a broad framework for enhancing recreational opportunities countywide, emphasizing the importance of high-quality parks, open space, and diverse facilities as vital to quality of life, tourism, and economic development. The plan calls for improved and expanded

amenities—such as trails, campsites, indoor arenas, and water-based recreation—while prioritizing equitable access, environmental stewardship, and collaborative funding models. It encourages land acquisition, mixed-use revenue strategies, and programming that serves all age groups, particularly youth and young adults. Boardman is identified as a key recreational hub in northern Morrow County, offering significant assets including Columbia River waterfront access, the Boardman Marina Park, nearby wildlife refuges, and tourism infrastructure. These elements position Boardman as a central node in the regional recreation system and a driver of both local enjoyment and broader economic opportunity.

INFLUENCE ON THIS PLAN

- Affirms Boardman's role as a recreational and tourism anchor in northern Morrow County
- Supports investment in new and enhanced neighborhood parks, trails, and water access points
- Encourages inter-agency partnerships and public-private coordination for project funding
- Provides policy direction for mixed-use development and sustainable recreation strategies
- Reinforces the need for equitable access, youth facilities, and land acquisition tied to growth

Morrow County Housing Strategies Summary (2019)

Developed through a coordinated effort by Morrow County and the cities of Boardman, Irrigon, Ione, Heppner, and Lexington, this summary outlines key housing challenges and strategic solutions to support the region's workforce and livability. The plan identifies a shortage of affordable and diverse housing types, infrastructure limitations, and regulatory constraints as barriers to housing development. It recommends zoning reforms, incentives for affordable and workforce housing, and infrastructure investment to unlock development potential. While the primary focus is housing, the strategies strongly intersect with parks and recreation—particularly in new neighborhoods where land dedication, pedestrian access, and community amenities are crucial for quality of life. The plan also emphasizes community engagement and equitable access, both of which reinforce values reflected in the park planning process.

INFLUENCE ON THIS PLAN

- Encourages integration of parks into new housing developments.
- Reinforces the value of accessible, walkable, and amenity-rich neighborhoods.
- Aligns with equity goals around inclusive access to recreation.
- Highlights the importance of planning for growth areas with park infrastructure in mind.

Columbia River Heritage Trail Concept Plan (2000) & Ongoing Planning Efforts

The Columbia River Heritage Trail Concept Plan (2000) outlines a 25 -mile non-motorized trail along the Columbia River corridor, connecting Umatilla to Gilliam County via walking, biking, equestrian, and water-access routes. Approximately 12 miles are currently complete, including a 5.6 mile continuous route through Boardman using shared roadways and sidewalks, as well as a 2.5-mile off-road spur connecting Marina Park to Marker 40 Beach. The plan emphasizes connectivity, recreation, and conservation, envisioning a continuous trail supported by partnerships, interpretive signage, and low-maintenance design.

In **2024, Morrow County initiated a master plan update** to reflect new priorities, community input, and evolving regional needs since the first plan was first adopted in 2000. Rooted in over two decades of community-driven planning and supported by local, state, and federal partnerships, the CRHT and the updated Plan aim to serve as a model for a statewide trail system, aligning with regional growth plans and enhancing connectivity between parks, communities, and recreational spaces. The CRHT Plan update emphasizes four key goals: expanding transportation options, highlighting key points of interest, increasing community visibility and involvement, and enhancing user amenities and accessibility. The four goals will guide improvements and additions to the CRHT as funding is available.

INFLUENCE ON THIS PLAN

- Positions Boardman as a regional trail hub with strong connectivity and tourism potential.
- Supports expanded trail access, waterfront connections, and infrastructure upgrades, including signage, interpretive elements and trail width standards for multi-use
- Informs inclusive design strategies focused on ADA accessibility, equity, and visitor experience.
- Reinforces long-term stewardship through inter-agency collaboration, volunteer engagement, and sustainable maintenance practices.

CONSIDERATIONS FOR ONGOING CRHT PLANNING

Through this master planning effort, several local priorities were identified that should be considered in the ongoing update process:

- Improved connectivity using BPA easements
- Accessible surfacing and upgraded signage within city limits
- Expanded water and rest stop access
- Inclusive design aligned with SCORP goals
- Community engagement that is bilingual and ADA-accessible

Statewide Frameworks

Oregon Statewide Comprehensive Outdoor Recreation Plan (SCORP, 2024–2029)

The SCORP provides a data-driven framework for outdoor recreation planning across Oregon. It identifies key statewide priorities—including inclusive access, health and wellness, environmental stewardship, and resilient infrastructure—and offers demographic insights into changing recreation trends. The plan places particular emphasis on addressing disparities for underserved communities, including Hispanic and Latino populations, low-income households, and people with disabilities.

INFLUENCE ON THIS PLAN

- Reinforces Boardman's commitment to equitable access, particularly for youth, low income and Latino families, and people with disabilities.
- Supports investments in health-focused infrastructure such as trails, shade, and water access.
- Aligns with community goals for resilience, safety, and climate-adaptive amenities.
- Provides statewide participation data and equity-driven priorities that inform facility planning and programming strategies.

B.2 SUNSET PARK DEED RESTRICTIONS

M-43226

BARGAIN AND SALE DEED

MORROW COUNTY, a political subdivision of the State of Oregon, (Grantor), grants and conveys to THE CITY OF BOARDMAN, a political subdivision of the State of Oregon (Grantee), the following described real property free of encumbrances except as specifically set forth herein situated in Boardman, Morrow County, Oregon, to-wit:

Lots 9, 10, and 11, of Block 1, Hillview Estates No. 2; Lots 1 through 17, inclusive, of Block 2, Hillview Estates No. 2; Lots 1, 2, and 3 of Block 3, Hillview Estates No. 2; Lots 1 through 24, inclusive, of Block 4, Hillview Estates No. 2; and Lots 1 through 16, inclusive, of Block 6, Hillview Estates No. 2; SUBJECT TO the condition that the property continue to be used for public purpose; in the event that the property in converted to private use, all right title and interest shall immediately and automatically REVERT to Morrow County.

The said property is free from encumbrances except any and all encumbrances of record.

The true consideration for this conveyance is $-0-.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 6th day of July, 1994.

ATTEST:
Barbara B. Bloodsworth
County Clerk

APPROVED AS TO FORM:
County Counsel

MORROW COUNTY COURT

Louis A. Carlson, Judge

R.J. French, Commissioner

Donald C.J. McElligott
Commissioner

ACCEPTANCE

The City Council of the City of Boardman, Oregon, by and on behalf of the people of Boardman, Oregon, hereby ACCEPTS the above-described property this 7th day of July, 1994.

THE CITY OF BOARDMAN

By: T. D. Meyers
Mayor (PRO TEMPORARE)

ATTEST: Brenabel D. Mittelsdorf
City Recorder

ReTurn To:
City of Boardman
P.O. Box 229
Boardman, OR 97818

B. 3 ENGINEERING LETTER FOR SPLASH PAD RELOCATION

anderson perry
Engineering Surveying Natural Resources Cultural Resources GIS

1901 N. Fir Street, P.O. Box 1107
La Grande, OR 97850
(541) 963-8309
www.andersonperry.com

MEMO

To: Carla McLane, Planning Official

From: Mike Lees, P.E., City Engineer

Subject: **City of Boardman – Splash Pad Relocation**

Date: February 19, 2025

Job/File No. 439-58-010

cc: Brandon Hammond, City Manager

Dear Carla,

The purpose of this memo is to provide information on relocating the City of Boardman's existing splash pad as commercial development opportunities exist at its current location.

Background

The City has operated a splash pad since its construction around 2016. Between 2021 and 2024, the average water usage for the splash is approximately 4-million gallons annually. Water used at the splash pad is disposed of through evaporation, runoff from the concrete slab into the surrounding grass, or primarily through drains that discharge into the City's sanitary sewer collection system. The water discharged into the collection system is conveyed to Lift Station (LS) 3 by gravity and where the water is pumped to City's Wastewater Treatment Facility (WWTF) for treatment and disposal. The existing splash pad operates for approximately 4-months and consumes around 4-million gallons which equates to approximately 33,000 gallons per day.

In 2022, the City received DEQ approval on the Wastewater Facilities Plan (WWFP). The design criteria in the WWFP provided a historical analysis of inputs to the WWTF that showed that average daily gallons per capita flow for the residents of Boardman is 71 gallons per day.

The WWFP also identified improvement projects to meet system demands through 2042. The improvements generally consisted of adding a wastewater storage lagoon at the WWTF and increasing the pumping capacity of the primary lift stations (LS1, LS2, and LS3). The identified improvements were completed by 2023. This is of importance because the existing splash pad flows were calculated into the design criteria for LS3.

Splash Pad Options

As mentioned, the current splash pad utilizes potable water and discharges the water used into the collection system, otherwise known as a freshwater system. Therefore, there is no reuse or recycling of the water.

Reuse is defined as recirculating the the water used so there is less water consumption, and less water discharged to the collection system. On average, there is an approximate 80 percent reduction in water consumption. However, water reuse requires water treatment and water treatment has more capital costs and more costs associated with operation and maintenance (labor hours, chemicals, power, permitting, etc.). Reuse systems cost approximately $25,000 to $50,000 and will add to the installation cost and construction timeline. Reuse systems also require certified operators to check water quality daily and to maintain proper operation.

Recycling of the water is defined as beneficially using the water used for another purpose such as irrigating grass. Like reuse, regulations require that recycled water also be treated to protect public safety. Therefore, recycled water systems have similar capital costs and operation and maintenance costs as a reuse system.

Freshwater systems utilize potable water and are pressurized by the water distribution system. Freshwater systems are simple and cost significantly less to install, operate, and maintain. The drawback on freshwater systems is water consumption is the greatest.

Splash Pad Relocation

It is the City's desire to relocate the existing splash pad as commercial development opportunities exist at its current location. Potential locations for the new splash pad have been discussed near City Hall, at the City Park, or near the Sage Center.

Each of the potential locations and splash pad options has pros and cons. Locating the new splash pad near the Sage Center would mean that a freshwater splash pad could be installed without impacting the capacity of the collection system because the water discharged has already been accounted for in the LS3 flow projections.

Installing the splash pad near City Hall or at the City Park would require the installation of a reuse or recycled water system to minimize capacity impacts to LS 1, LS 2, and collection system piping.

XX/xx

https://andersonperry.sharepoint.com/sites/Secretarial/SharedDocs/Memos/AP2023Memo-LG.docx

B. 4 CITY RESOLUTION NAMING PARKS

CITY OF BOARDMAN
RESOLUTION 24-2025

A RESOLUTION NAMING PARKS

WHEREAS, the City of Boardman is drafting a Parks Master Plan; and

WHEREAS, the City of Boardman had a public engagement event that requested community members provide suggested names for the following park areas – city hall park, the future park areas below the Bonneville Power Administration powerlines, the neighborhood parks within the River Ridge subdivision, and the park area within the Hillview Subdivision; and

WHEREAS, the Public Advisory Committee (PAC) for the Parks Master Plan forwarded proposed names for each of these park areas to the City Council for consideration after which the City Council sent the request back to the PAC for further input. Based on further consideration by the PAC the proposed names have been refined for the City Council's adoption.

NOW, THEREFORE, BE IT RESOLVED: The City of Boardman adopts the following park names:

City Hall Park	Tatone Park
Hillview subdivision park area	Sunset Park
BPA park blocks	Power Trail Park (east of Main Street) Parque Cultural (west of Main Street)
River Ridge neighborhood parks	Parque Los Niños (River Ridge Park #1) Pájaro Azúl Park (River Ridge Park #3) Meadowlark Park (River Ridge Park #2)

DATED this 7th day of October 2025.

CITY OF BOARDMAN

Mayor – Paul Keefer

Council President – Ethan Salata

Councilor – Karen Pettigrew

Councilor – Richard Rockwell

Councilor – Brenda Profitt

Councilor – Cristina Cuevas

Absent
Councilor – Heather Baumgartner

ATTEST:

Amanda Mickles – City Clerk

1

APPENDIX C: FACILITY INVENTORY

Boardman Parks Master Plan 2035 - Inventory

Updated: 11/11/2025

| | Owner/Maintained | Classification | Status | ACRES | | | | | TRAILS | PARKING | | | | | | | ATHLETIC FACILITIES | | | | | | |

Boardman Parks Master Plan 2035 - Inventory

Updated: 11/11/2025

| | | | | ACRES | | | | | TRAILS | PARKING | | | | | | | ATHLETIC FACILITIES | | | | | | |

Boardman Parks Master Plan 2035 - Inventory

Updated: 11/11/2025

| | | | | ACRES | | | | TRAILS | PARKING | | | | | | | ATHLETIC FACILITIES | | | | | | |

APPENDIX D: INTEGRATED MARKET ASSESSMENT WITH COMMUNITY PROFILE

Prepared by ECOnorthwest

with support by Shapiro Didway

October 14, 2025

Reformatted for inclusion as part of the Boardman Parks & Recreation Master Plan.

Introduction and Methodology

Boardman's parks and recreation system serves a community that is growing quickly, and shaped by a diverse mix of residents, workers, and visitors. This market assessment provides the context needed to plan for that future. It combines demographic, economic, and visitation trends from the Boardman Economic Opportunities Analysis and the Community Profile of the Transportation System Plan with market and participation data from the Boardman Hospitality and Tourism Needs Assessment (2023) and Oregon's Statewide Comprehensive Outdoor Recreation Plan (SCORP, 2025–2029). Together, these sources create a comprehensive picture of:

- **Residents** of Boardman: Who lives in Boardman;
- **Employees** in Boardman: Who works here; and
- **Visitors** to Boardman: Who visits the region.

For these general audience groups of residents, workers, and visitors, the assessment examines population growth, household income, recreation preferences, and market participation patterns.
Local context from the Economic Opportunities Analysis and the Community Profile of the Transportation System Plan—such as Boardman's rapid population growth, minority-majority status, relatively young age structure, among other factors—is integrated throughout, ensuring that recommendations reflect the unique composition of the community.

Key sources used in this assessment include:

- Boardman Hospitality and Tourism Needs Assessment (BCDA, 2023)
- Oregon Statewide Comprehensive Outdoor Recreation Plan (OPRD, 2025–2029)
- American Community Survey (U.S. Census Bureau, 2018–2022)
- PSU Population Research Center (2024 population forecasts)
- Boardman Economic Opportunities Analysis (Johnson Economics, in progress)
- Boardman Transportation System Plan Community Profile (MIG, in progress)
- Boardman Park & Recreation District Asset Inventory (in progress)

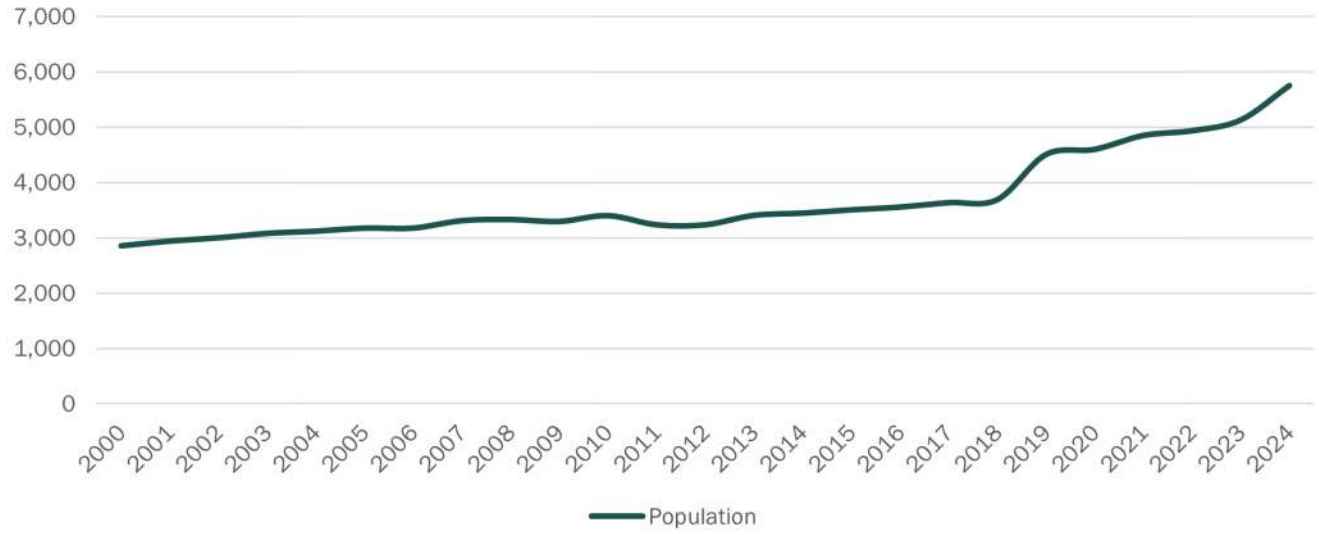
Who Lives in Boardman: Demographics and Household Characteristics

Understanding who lives in Boardman is central to planning a park system that reflects community needs, removes barriers to access, and supports culturally relevant programming. Boardman is one of Oregon's fastest-growing small cities, and its population profile is distinct from that of the county and the state.

Population Growth and Age Structure

Boardman's population grew rapidly in recent years, reaching an estimated **5,749 residents in 2024** (Exhibit 1), an increase of more than **78 percent since 2010**—more than three times Morrow County's growth rate and over five times the state's (Exhibit 2). The city's population growth has been fueled by its role as a regional employment hub, available land for development, and its strategic location along the Columbia River.

Exhibit 1. City of Boardman, Population 2000–2024



Source: Population Research Center at Portland State University

Exhibit 2. Historical Population Growth and Projections

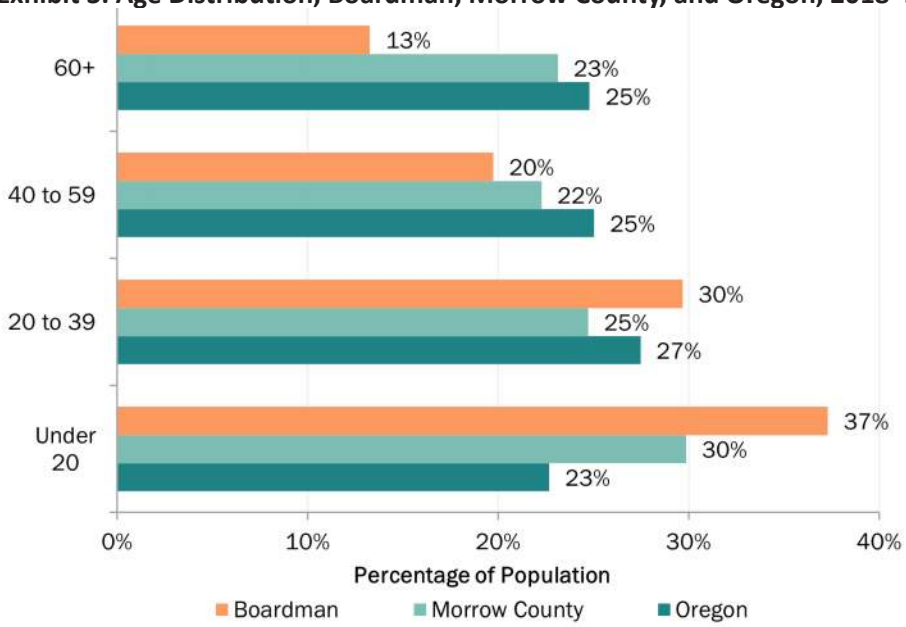
LOCATION	2010	2020	2030	2040	2050
Oregon	3,831,074	4,237,256	4,589,920	4,837,179	5,045,154
Morrow County	11,173	12,186	13,227	14,271	15,410
Boardman UGB	3,546	4,160	4,828	5,246	5,610
City of Boardman	3,220	4,597*	N/A	N/A	N/A
City of Hermiston	16,745	19,354	N/A	N/A	N/A

** PSU has revised population estimates for the City of Boardman, making them higher than estimates for the Boardman UGB*

Source: Portland State University Population Research Center.

The city is also notably young as shown in Exhibit 3. As of 2022, **37 percent of residents are under age 20**, compared with 30 percent in Morrow County and 23 percent statewide. Only 13 percent are over age 60, but the fastest-growing cohorts are adults ages 55–64 and 75+, suggesting a gradual shift toward a more multi-generational population in the coming decades.

Exhibit 3. Age Distribution, Boardman, Morrow County, and Oregon, 2018–2022

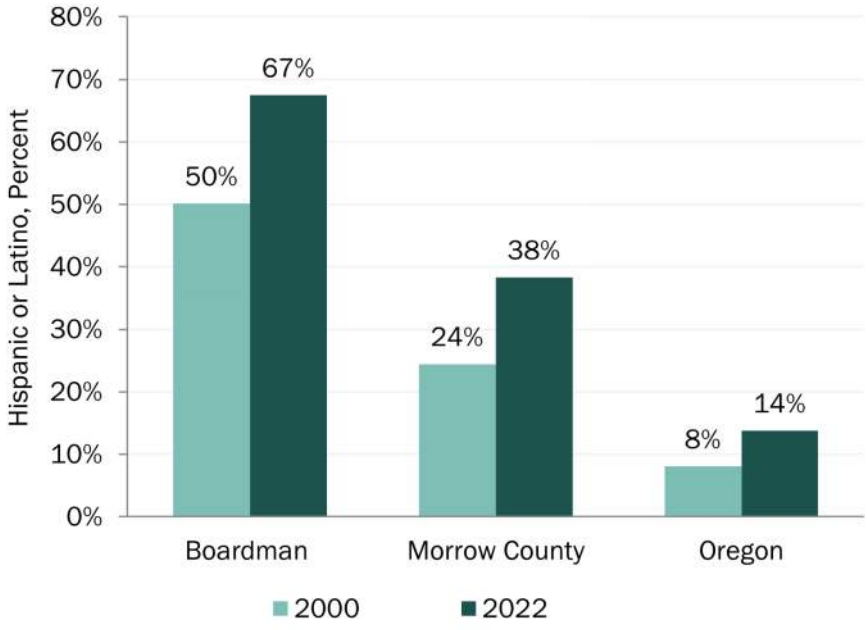


Source: U.S. Census Bureau, American Community Survey, 2018–2022 5-Year Estimates, Table B01001.

Cultural and Linguistic Diversity

Boardman is a **minority-majority community: 67 percent** of residents identify as Hispanic or Latino, compared to just 14 percent statewide as shown in Exhibit 4. People of color make up more than half the population.

Exhibit 4. Hispanic or Latino Population as a Percentage of the Total Population, Boardman, Morrow County, and Oregon, 2018–2022



Source: U.S. Census Bureau, 2000 Decennial Census, Table P008; 2018–2022 American Community Survey, 5-Year Estimates, Table B03002.

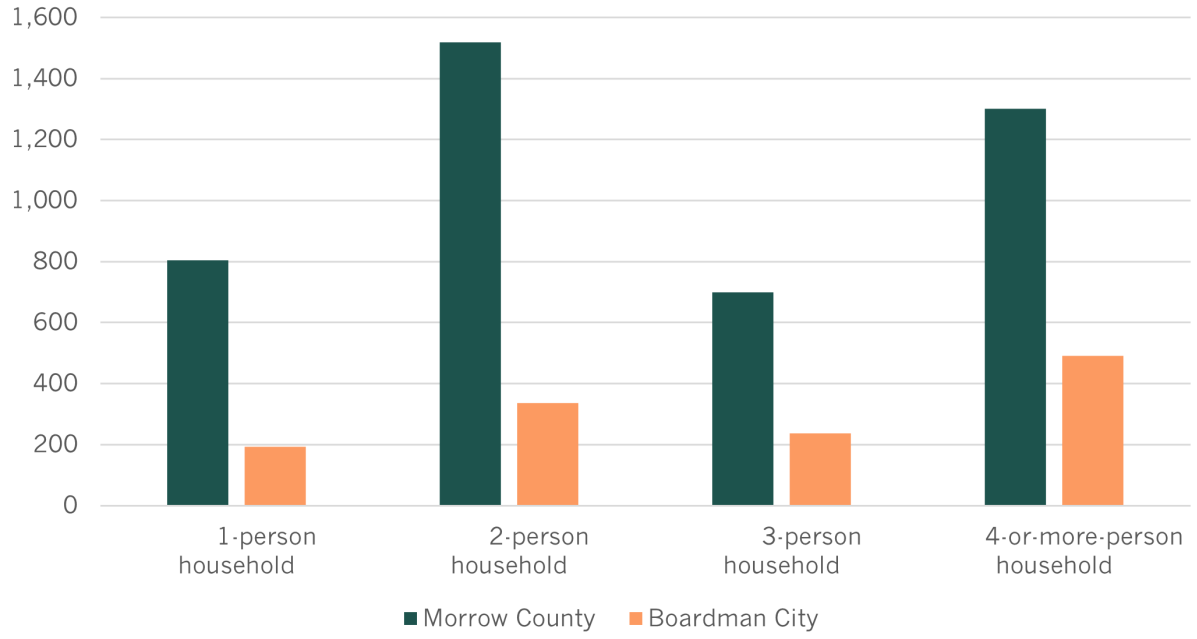
Language data also reflect this diversity. Roughly **63 percent of households speak only Spanish at home**, nearly five

times the state average and far higher than the rate in Morrow County. Many of these households report limited English proficiency, underscoring the importance of bilingual signage, multilingual programming, and culturally relevant activities.

Household Size, Structure, and Income

The **average household size in Boardman is 3.2 people**, compared with 2.9 in Morrow County and 2.5 statewide. Households with four or more members are most common (as shown in Exhibit 5), often reflecting multi-generational living arrangements.

Exhibit 5. Household Type by Number of Household Residents, 2019—2023, Morrow County and City of Boardman



Source: U.S. Census Bureau, 2019–2023 American Community Survey, 5-Year Estimates, Table S2501.

Income distribution shows a mixed economic picture, as shown in Exhibit 6. About one in three households earns less than $40,000 annually, and **over half live below 200 percent of the federal poverty level**—approximately $60,000 for a family of four, Boardman's most common household size, underscoring widespread economic hardship. The city's median household income is about 10 percent below the state median, and affordability is a recognized barrier to recreation participation.

Exhibit 6. Household Income Distribution – Boardman, Morrow County, and Oregon (2018–2022)

ANNUAL HOUSEHOLD INCOME	BOARDMAN	MORROW COUNTY	OREGON
Less than $25,000	16%	15%	13%
$25,000–$39,999	18%	17%	12%
$40,000–$59,999	21%	20%	17%
$60,000–$99,999	25%	28%	27%
$100,000+	20%	20%	31%

Source: U.S. Census Bureau, ACS 2018–2022 5-Year Estimates.

Disability and Access

Approximately **27 percent of Boardman's households are reported to include at least one person with a disability** as shown in Exhibit 7. Although this proportion is below the countywide rate of 38 percent, it represents a substantial portion of the community that will require accessible and universally designed facilities.

Exhibit 7. Population with a Disability in Boardman, Morrow County, and Oregon 2018–2022

	Number of Households	With Disability	
		Total	Percent
Morrow County	4,201	1,581	37.6%
Boardman UGB	1,313	414	31.5%
City of Boardman	1,119	1,581	27.4%

Source: U.S. Census Bureau, 2018–2022 American Community Survey, 5-Year Estimates, Technical Memorandum #1, City of Boardman Transportation System Plan Update, 2025.

Housing Growth and Development

According to Portland State University's corrected 2020 Census estimates, Boardman had a housing stock of about **1,535 housing units, with 47 percent of those renter-occupied**. Manufactured housing and multifamily units form a significant share of the housing stock. The 2019 Morrow County Housing Strategies assessment projected that Boardman would need 1,788 new housing units by 2039—including 1,134 owner units and 654 rental units of various sizes and types. However, those projections assumed a 2039 population of 5,418—below the city's current population—making the figures difficult to apply directly.

Despite this omission, the assessment provides useful benchmarks. It identified a need for 96 new multifamily units, yet more than 384 units have been constructed in recent years (e.g. Port View and Tidewater Apartments). Similarly, it called for 41 three- and four-plex units, and at least 29 have already been delivered. Although single-family construction is harder to track precisely, progress has been made toward the 946 units identified as needed. Manufactured housing has also expanded, with the Unity Mobile Home Park expected to deliver between 72 and 130 units, reducing the 225-unit gap originally identified for rental manufactured housing.

Overall, the **pace of housing development has far outstripped earlier forecasts**, reflecting strong demand. Even with these gains, however, housing affordability and availability remain pressing challenges. To respond, the City of Boardman has formed a Housing Advisory Committee and launched a revolving investment fund to support new development. Also coming is a Housing Capacity Analysis to better understand current land supply and anticipated housing needs.

Transportation Access

According to the American Community Survey, about **88 percent of Boardman workers commute by car**, with 71 percent driving alone. Only 5 percent walk or bike to work, and transit use is minimal (approximately 2.2 percent). The City's Transportation System Plan reports that approximately **67 percent of residents commute to regional destinations** for employment, including Hermiston, Irrigon, and Umatilla—though the percentage of residents working in Boardman has gradually increased over the past five years.

These patterns reflect Boardman's auto-oriented development and regional employment connections. As the City grows, it will be important **to improve pedestrian and bicycle connections—particularly to parks, schools, and recreation facilities**. Enhancing transportation access for youth, seniors, and households without reliable vehicle access will also help **ensure more equitable use of the City's park system**.

In addition, high rates of out-commuting have direct implications for how and when residents use parks. With many working adults away during the day, there is greater demand for evening and weekend access to outdoor spaces, especially for families seeking nearby opportunities to unwind and connect, underscoring the importance of safe, well-lit parks, after-hours amenities, and neighborhood-scale recreation options that accommodate quick, informal use. These strategies can help ensure that residents—regardless of their work schedules—have access to meaningful recreation close to home.

Internet Access

While broadband access is widely available in Boardman, not all households are equally connected. According to the American Community Survey, approximately 1**7.8 percent of households in the City lack any type of internet subscription**, either wired or cellular data plans. Rates of limited or no internet access are higher among lower-income households and non-English-speaking households—two groups that are also more likely to face barriers to recreation access.

These disparities underscore the importance of offering both in-person and **offline ways to access park assets and recreation programming**. Paper flyers, multilingual signage, and phone-based program registration options can help ensure that all residents—regardless of digital accessibility—can participate fully in community offerings.

Public Health and Well-Being

Extensive research shows that access to parks and recreation opportunities plays a critical role in supporting physical and mental health. While detailed local health data for Boardman is limited, Morrow County health indicators point to several areas where access to active living infrastructure can make a difference. According to the Oregon Health Authority's County Health Rankings & Roadmaps (2024), Morrow County's rates of obesity, diabetes, and physical inactivity are higher than statewide averages—especially concerning in a community where nearly 40% of residents are under age 20 and lifelong health habits are still forming. Participation tends to be lower among rural, low-income, and older adults, groups well represented locally and likely to expand as the senior population grows.

Given Boardman's younger population and high proportion of families, investing in accessible outdoor spaces, safe walking and biking routes, and inclusive programming can help promote healthier outcomes across all age groups. Parks also play an important role in mental health, providing space for social connection, stress reduction, and time in nature.

Implications for Parks and Recreation

This rapid growth and multicultural nature of the population present opportunities and challenges for the City and BPRD as it considers investments in the parks system:

- With a recent increase in population and anticipated continued growth, park acreage, recreation facilities, and maintenance budgets will all need to scale ahead of demand to prevent overcrowding and preserve quality.
- Investments should consider the age makeup of the population, including youth play spaces, teen-friendly amenities, as well as senior-accessible walking loops, seating, and shade.
- The majority–minority population calls for culturally-relevant and multilingual access, including bilingual signage, culturally specific events, and programs that reflect community traditions and sports preferences.
- Parks planning should consider larger multi-generational households in a variety of ways, including potentially larger picnic shelters, group seating areas, and multipurpose fields for family gatherings and informal play.
- Consider ways to address economic barriers to participation, given the economic diversity of the population, such as prioritizing free or low-cost facilities, programs, and equipment lending to reduce cost as a barrier to access.
- With over a quarter of all households including someone with a disability, universal design should be standard for trails, playgrounds, restrooms, and event spaces.

- Heavy car dependency, low walking/biking rates, and high out-commuting patterns mean greater demand for safe, well-lit parks with evening and weekend programming, as well as improved pedestrian/bike links to neighborhoods.
- **Need to Maintain Offline and In-Person Program Access:** with nearly 18 percent of households lacking internet, the provision of printed program guides, multilingual outreach, and phone registration options can help ensure equitable access to recreation opportunities.

Who Works in Boardman: Employment and Workforce Dynamics

Boardman is a regional employment hub, with an economy anchored by industrial, manufacturing, and logistics sectors. Its strategic position—at the intersection of Interstate 84, the Union Pacific Railroad, and the Columbia River—supports a job base that far exceeds the size of its resident workforce.

Understanding labor force participation, employment sectors, and commuting patterns in the City of Boardman will help shape the region's needs for park assets and recreation opportunities.

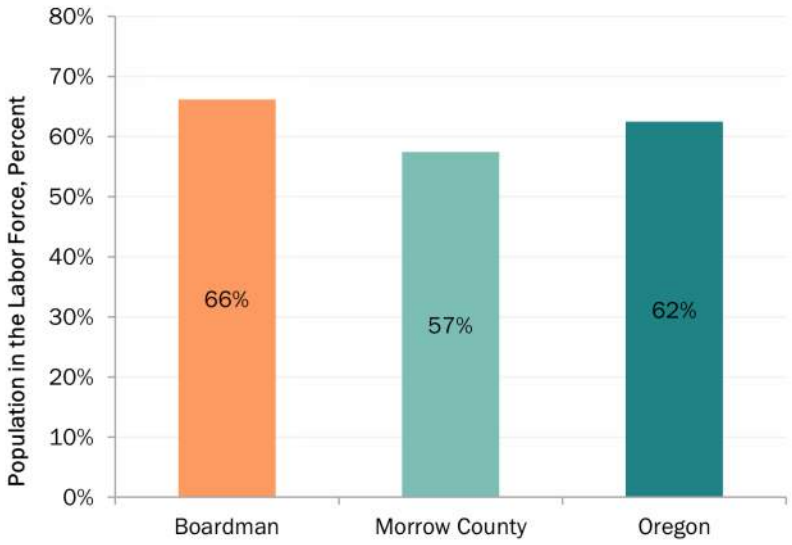
Labor Force

The labor force consists of individuals age 16 and over who are either working or actively seeking work, including both employed and unemployed people. It does not include individuals who are not working and not seeking employment, such as children, retirees, and students. According to the 2018–2022 American Community Survey, Morrow County had an active labor force of 5,312 people, with Boardman's active labor force of 1,803 people. Labor Force Participation rates of the city, county, and state are shown in Exhibit 8.

Despite having nearly 3,500 jobs located within the city in 2025, it is believed that most of these positions are filled by nonresidents. The Economic Opportunities Analysis (EOA) estimates that 2,075 people commute into Boardman for work, while 1,200 residents commute out, and only 639 residents both live and work within the city. These data suggest an increased reliance on in-commuting workers to sustain its job base, particularly in industries such as food processing, logistics, and data center operations, highlighting the need for investments in housing and workforce-training programs.

Boardman has a slightly higher labor force participation rate (66 percent) relative to Morrow County (57 percent) and Oregon overall (62 percent).

Exhibit 8. Labor Force Participation Rate, Boardman, Morrow County, and Oregon, 2018–2022



Source: U.S. Census Bureau, American Community Survey 2018–2022 5-Year Estimates, Table B23001.

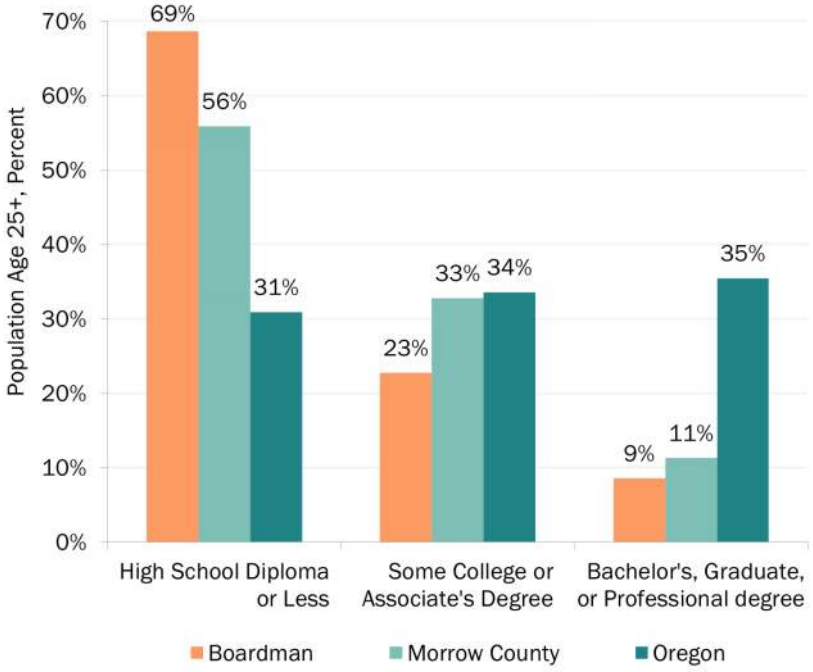
Educational Attainment

The educational level of a community's workforce is a crucial factor that influences the quality of labor available – a community with a highly educated population is better positioned to attract and retain industries and employers seeking skilled workers, which directly translates to potential future economic development.

Around 9 percent of Boardman residents have a Bachelor's, Graduate, or Professional degree, which is a slightly lower share than the county and a much lower share than the state.

On the other hand, just under 70 percent of the residents have received a High School Diploma or less, and relatively fewer workers have some college or an associate's degree.

Exhibit 9. Educational Attainment for the Population 25 Years and Over, Boardman, Morrow County, and Oregon, 2018–2022



Source: U.S. Census Bureau, American Community Survey 2018–2022 5-Year Estimates, Table B15003.

Employment Concentration and Major Sectors

With a workforce of approximately 1,800 workers, it is estimated that about one-third of Boardman's workforce has jobs within the City. At the same time, the City supports approximately **3,500 jobs,** but fewer than **20 percent** are estimated to be held by residents who live within the city limits. Most positions are filled by in-commuters from surrounding communities, reflecting Boardman's role as a regional job center and the reality of housing constraints and workforce alignment challenges.

The **Port of Morrow (POM)** is a particularly large economic driver in the region. Established in 1959, it hosts over 50 businesses across four industrial campuses. In 2020, Port operations supported more than **6,700 permanent jobs** and moved over **$2.5 billion in goods annually**. Capital projects have generated an average of 8**,200 construction-related jobs per year**, creating sustained demand for temporary housing and weekday services.

Three campuses—Airport Industrial Park, Boardman Industrial Park, and East Beach Industrial Park—are within or adjacent to the BPRD boundary and retain substantial capacity for future development.

Temporary Workforce and Demand Implications

Boardman also hosts a large temporary and rotating workforce—seasonal agricultural laborers, contractors, and construction crews—particularly tied to Port expansion and industrial projects. The recent approval of a **1,200-acre exascale data center campus** west of Tower Road is projected to generate 800 ongoing construction jobs over

eight years and employ 560 permanent staff once complete. With at least 17 large campuses planned or under construction across Morrow and Umatilla Counties, long build-out timelines will continue to drive demand for lodging, housing, and recreation. Overlapping projects amplify these impacts, intensifying weekday use of local facilities. These permanent and temporary workers contribute to **daily fluctuations in population and demand for infrastructure and services**.

Temporary workers often rely on hotels, RV parks, bunk housing, or short-term rentals, many of which operate near or at capacity Monday through Thursday. The 2023 Hospitality & Tourism Needs Assessment found that **85 percent of hotel guests** in Boardman are workforce-related or business travelers.

Boardman's labor force participation reflects the city's younger population and the city's concentration of jobs in agriculture, food processing, logistics, and warehousing. According to the City's Transportation System Plan (TSP) update, **many of these jobs involve non-traditional or rotating shift schedules, which can affect how and when residents are able to participate in recreation programs**. The TSP also notes that Boardman functions as a regional employment hub, with a large share of workers commuting in from surrounding communities such as Hermiston, Umatilla, and rural areas of Morrow County.

These patterns highlight the need for **recreation opportunities that are accessible to both residents and the regional workforce. Flexible, drop-in, and self-directed recreation options—as well as parks and amenities open beyond standard hours**—can help meet the needs of working families, shift-based employees, and temporary workers who may have limited availability during conventional programming times.

Implications for Parks and Recreation

This employment profile creates opportunities and challenges for the park system:

- **Weekday demand spikes** from in-commuters and temporary workers can place pressure on parks, trails, and waterfront areas.
- **Partnerships with large employers** could expand access to recreation amenities—through joint-use agreements, after-hours facility access, or coordinated event programming.
- **Investments in lighting, flexible-use spaces, and trails near employment** hubs could extend usability for shift-based workers.

Who Visits Boardman: Tourism and Regional Recreation Demand

Boardman attracts a mix of local, regional, and extended-market visitors, drawn by its riverfront access, trail network, events, recreational infrastructure, and other attractions. Understanding these audiences—how far they travel, what they value, and when they visit—helps shape strategies for tourism and seasonal demand management.

Regional Markets

The Boardman Hospitality and Tourism Needs Assessment (2023) defines three drive-time markets, summarized in Exhibit 10 and shown geospatially in Exhibit 11:

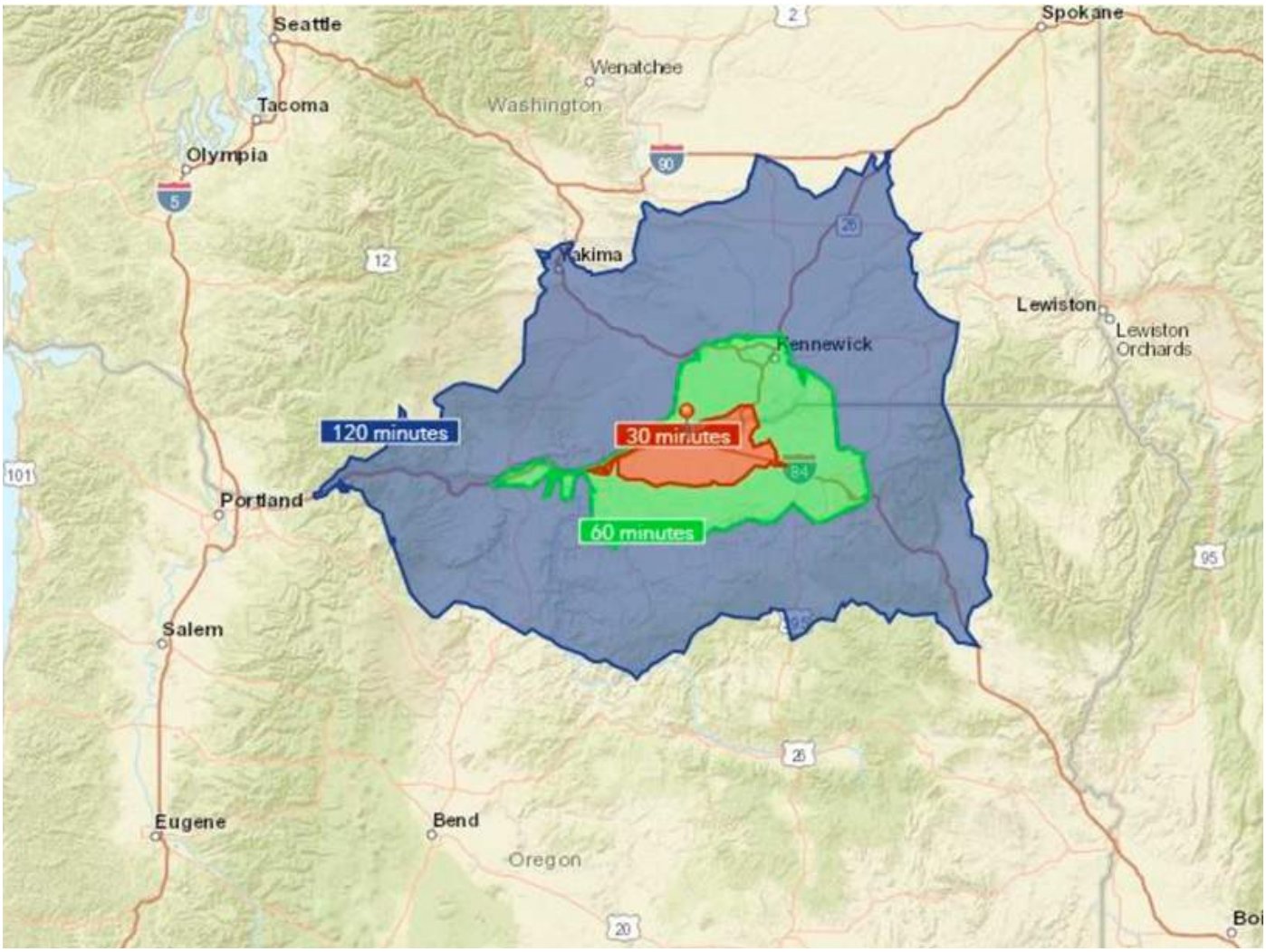
- **30-minute local market:** Boardman, Irrigon, Umatilla, and Hermiston. Nearly 47,000 residents by 2027. Lower median incomes and slower growth than other zones suggest strong demand for affordable, family-oriented recreation.
- **60-minute regional market:** Adds Heppner, Pendleton, and the Tri-Cities. Projected to exceed 352,000 residents by 2027, with the highest household incomes and fastest income growth (4.24 percent annually). Represents strong potential for day-trip tourism.
- **120-minute extended market:** Adds The Dalles, La Grande, Walla Walla, and Yakima. Over 858,000 residents by 2027, supporting weekend tourism, camping and destination recreation.

Exhibit 10. Boardman Market Area Population and Income Trends

Market Area	2010 Population	2020 Population	2020 Population	2027 Projected	Compound Annual Growth Rate	2022 Median Household Income	Annual Growth Rate
30-minute	40,654	45,150	46,760	0.37%	$61,378	$71,619	3.13%
60-minute	278,973	328,216	352,098	0.78%	$75,559	$92,998	4.24%
120-minute	747,281	825,492	858,516	0.43%	$67,074	$81,493	3.97%
Oregon	3,831,074	4,237,256	4,380,784	0.31%	$75,390	$90,647	3.75%
United States	308,745,538	331,449,281	339,902,796	0.25%	$72,414	$84,445	3.12%

Source: Boardman Hospitality and Tourism Needs Assessment (2023).

Exhibit 11. Map of 30-, 60-, and 120-minute Drive Times from City of Boardman



Source: Boardman Hospitality and Tourism Needs Assessment, 2023.

Recreation Participation Patterns

Across all markets, the most popular activities are walking for exercise, visiting beaches, and swimming. Hiking ranks especially high in the 60-minute market. Other high-interest activities include theme parks, overnight camping, and attending sporting or music events, as shown in Exhibit 12.

Exhibit 12. Top Activities by Participation – 0–60 and 60–120 Minute Markets

	0-60-Minute Drive-Time Radius		60-120-Minute Drive-Time Radius	
Activity	Population	% of Population	Population	% of Population
Walking for Exercise	75,951	30.5%	103,709	28.4%
Visited Beach	74,440	29.9%	104,046	28.5%
Swimming	40,292	16.2%	54,944	15.1%
Hiking	38,766	15.6%	53,455	14.7%
Visit Theme Park	37,737	15.2%	56,298	15.4%
Overnight Camping Trip	33,750	13.6%	51,476	14.1%
Attend Sports Events	31,912	12.8%	42,353	11.6%
Fishing (freshwater)	27,760	11.2%	43,035	11.8%
Bicycling (road)	27,355	11.0%	37,381	10.3%
Attend State/County Fair	25,605	10.3%	40,345	11.1%
Bowling	21,396	8.6%	28,301	7.8%
Golf	20,192	8.1%	26,691	7.3%
Attend Rock Music Performance	19,892	8.0%	26,337	7.2%
Canoeing / Kayaking	18,073	7.3%	25,120	6.9%
Attend Country Music Performance	12,736	5.1%	17,433	4.8%

Source: Oregon's Statewide Comprehensive Outdoor Recreation Plan 2025 - 2029.

Breaking down activities by those who participate in them, urban, suburban, and rural residents' preferred activities pattern is noted in Exhibit 13, with the urban group more likely to go picnicking, the suburban group is more likely to participate in visiting historical sites or history-themed parks, while **rural group is more likely to participate in nature observation.**

Exhibit 13. Top Ten Activities Inside Community per Oregon Resident Demographic Groups, Ranked by % of Group Participating, 2022

Activities	Urban	Suburban	Rural
Walking on streets or sidewalks			
Walking on paved paths or natural trails			
Nature immersion			
Picnicking			
Attending outdoor concerts, fairs, or festivals			
Visiting historical sites or history-themed parks			
Nature observation			
Visiting nature centers			
Pedaling bikes on streets or sidewalks			N/A
Taking children or grandchildren to a playground			

Source: Oregon's Statewide Comprehensive Outdoor Recreation Plan 2025 - 2029. Note: Color ramp suggests activities interest levels, with darker shades indicate higher ranking in participation percentages.

The recreational practices and usage patterns observed and documented in the SCORP, and the Boardman Tourism Assessment suggest support for **increased investment in the trail system, children's play areas, and affordable equipment rental options.** Specifically, the high level of walking and bicycling participation—particularly along paths and trails—could support investment in connected trail systems, either improvements to the Columbia River Heritage Trail or in developing a larger network of trails, and high levels of playground use could help the community guide its investments in **inclusive play improvements**. Additionally, the levels of park users picnicking suggests a need to **track the permits for picnic shelters and similar assets, allowing the City and District to monitor usage and picnic area occupancy,** to guide future investments picnic areas, and geospatial analysis of picnic-area occupancy can help inform decision-makers whether those investments might best be made by increasing the number of picnic areas, otherwise enhancing existing picnic areas, and then direct those investments accordingly.

State and National Travel Trends

While participation data highlight the activities most common across Boardman's regional markets, broader travel trends also shape how and why visitors engage in recreation. According to the Boardman Hospitality & Tourism Needs Assessment (2023), several emerging behaviors are gaining influence nationwide. Remote work has fueled longer "flexcations"—extended vacations where travelers combine leisure with working remotely. "Bleisure" travel, where business trips are extended to include personal or family leisure time, is also growing in popularity.

Sports tourism is expanding quickly, with families increasingly taking "tournacations"—youth or amateur sports tournaments paired with family vacations. These multi-purpose trips highlight the growing role of sports as both a recreation driver and a tourism market.

Together, these patterns underscore national shifts that can directly benefit Boardman. The city's location, riverfront access, workforce lodging base, and growing recreation infrastructure align with emerging opportunities in sports-driven tourism, extended stays, and culturally diverse outdoor participation.

Local / Eastern Oregon Tourism Trends

According to the Boardman Hospitality and Tourism Needs Assessment (2023), Eastern Oregon—including Morrow County—shows distinct recreation spending patterns compared to statewide trends. In 2021, the region enjoyed $409 million in direct tourism spending, up 8.4 percent from 2020, with 1.9 million person-trips and average spending of $289 per trip (17 percent higher than the previous year). The average spending per person-night was $106—24 percent lower than the Oregon average—reflecting the area's more affordable, rural tourism profile.

Spending patterns by category show that accommodations account for the largest share (56 percent, or $220 million), a proportion slightly higher than the state average. **Campgrounds generate 9 percent of that spending**—almost double the statewide share of 5 percent—underscoring the appeal of outdoor, lower-cost lodging in the region. Day trippers make up 17 percent of visitors, suggesting a substantial market that doesn't contribute to overnight lodging revenue.

Eastern Oregon's visitor air transportation spending is notably low, indicating limited air service and a predominantly "drive-to" tourism economy. Retail sales, food service, and local transportation/gasoline are also major spending categories, while spending on arts, entertainment, and recreation account for a smaller share. This pattern underscores the area's emphasis on nature-based and self-directed activities over ticketed attractions and aligns with Eastern Oregon Visitors Association tourism pillars of outdoor recreation, agritourism, and cultural heritage.

Seasonal lodging demand differs sharply from statewide patterns. While Oregon as a whole experiences relatively even demand across seasons, Eastern Oregon experiences heavier concentration in peak months, with Fall as the busiest visitation period (45 percent) driven by hunting, agricultural festivals and harvest events, and strong summer use tied to travel, outdoor recreation, and seasonal events.

Exhibit 14. Overnight Lodging Market Share by Type (2021)

LODGING TYPE	EASTERN OREGON SHARE	OREGON STATEWIDE SHARE
Hotels/Motels	62%	69%
Campgrounds/RV Parks	9%	5%
Vacation Rentals	7%	9%
Private Homes	15%	13%
Other	7%	4%

Source: Boardman Hospitality and Tourism Needs Assessment (2023)

MORROW COUNTY RECREATION TRENDS

The *2018–2038 Morrow County Parks Master Plan and 2011 Comprehensive Plan* identify several long-standing patterns and priorities that continue to shape recreation in the region. Outdoor recreation is diverse, with strong participation in hiking, biking, hunting, fishing, OHV riding, wildlife viewing, and birdwatching, supported by the county's scenic routes, trails, and water access.

Camping and day-use facilities are also in high demand, ranging from primitive campsites to full RV hookups, with early reservations common. Continued upgrades to picnic areas, playgrounds, restrooms, and other day-use amenities were identified as important to support growing use.

Recreation contributes significantly to the local economy, with county fairs, rodeos, heritage events, and outdoor sports drawing both residents and visitors. To meet future needs, county plans have emphasized facility expansion—including additional parks, campsites, trails, boat launches, swimming pools, ballfields, and tennis courts—along with a strong focus on equitable and accessible recreation. Priorities include improving ADA compliance, siting facilities near population centers, and ensuring inclusive access for all users.

BOARDMAN'S COMPETITIVE POSITION AMONG PEER COMMUNITIES

Boardman's role within the regional recreation landscape can be understood through a comparison to nearby cities and markets. Exhibit 15 summarizes relative strengths across amenities, access, and recreational offerings.

Peer community comparisons highlight both Boardman's strengths and its gaps relative to nearby cities such as Hermiston, Pendleton, and Umatilla. Boardman's most distinctive competitive advantage lies in its **Columbia River frontage**—including beaches, marina, RV park, and trail system—which provides access to water-based and nature-oriented activities highly valued across the region. The city's location on Interstate 84 also ensures visibility and accessibility that support both day trips and extended visits.

Boardman also benefits from **growth capacity**. Unlike many peers, it has undeveloped public lands near neighborhoods and community facilities, creating opportunities for new parks, trail extensions, and tournament-ready facilities. Combined with consistent demand from its large workforce population, this positions Boardman to capture steady weekday and evening use as well as seasonal tourism.

At the same time, the peer comparison underscores areas where Boardman lags. **Sports field and event infrastructure** are more developed in Hermiston, which currently serves as the region's center for tournaments and large-scale recreation. **Cultural and heritage programming** are more established in Pendleton, which leverages its nationally recognized Round-Up and related events. Compared with these communities, Boardman's **signature play features and cultural venues** remain limited, suggesting clear opportunities for future investment.

Together, these findings suggest that Boardman is well positioned as a **riverfront recreation hub with room to grow**, while strategic investments in sports, cultural amenities

Tourism Potential and Lodging Capacity

The Boardman Hospitality and Tourism Needs Assessment identified 234 hotel rooms across five properties located within the City of Boardman. Additional accommodation is available through short term rentals, and RV parks and campgrounds, including the Boardman Marina & RV Park and Driftwood RV Resort. City and District staff estimate approximately **182 RV and tent sites** are currently available—73 at the Boardman Marina (69 RV spots and 4 tent sites) and 109 at Driftwood. These assets position Boardman to support regional tourism, particularly for recreation-oriented visits.

However, the assessment highlighted a key limitation: **lodging capacity is frequently constrained during the workweek** due to high demand from construction workers, industrial contractors, and other temporary workforce populations. Estimated hotel occupancy forecasts range from **72 to 75 percent (2026-2028)**, translating to approximately **220 to 260 overnight guests per night**. Of these, an estimated **85 percent are workforce-related or transient business/leisure travelers**, leaving few rooms available for leisure tourism.

Exhibit 15: Peer Communities and Regional Comparative Assets
(✓ = Strength, ▲ = Emerging/In Progress, ✕ = Limited/Not Present)

Feature / Asset	Boardman	Hermiston	Pendleton	Umatilla
Columbia River Access	✓ Marina, beaches, disc golf	✕ Inland	✕ Inland	✓ Riverfront limited, disc golf, walking trails
RV & Campgrounds	✓ Marina RV/ Campground	✓ Fairgrounds, Butte Park	✓ Round-Up Grounds	✓ Small sites; Marina RV, Private RV
Highway Visibility (I-84)	✓ High	✓ High	✓ High	✓ High
Event Infrastructure	▲ Emerging, mobile stage	✓ Fairgrounds, events	✓ Major events, convention center	▲ Community events (Rock the Locks)
Signature Play Features	▲ Basic, limited variety	✓ Funland Playground, splash pad	✓ Large playgrounds; Aquatic Center	▲ Upgraded playground
Sports Fields & Complexes	▲ Shared-use soccer (private)	✓ Multiple complexes (Butte Sports Complex)	✓ Sportsplex, equestrian facilities	▲ Basic fields
Indoor Recreation	✓ Pool & Rec Center	✓ Community Center, gym	✓ Convention & aquatic centers	▲ Shared spaces
Cultural Interpretation & History	✓ Indigenous & historic relocation history potential	▲ Some	✓ Western heritage emphasis	▲
Trails & Riverfront Access	✓ Riverfront trail system & beaches	▲ McNary trails, emerging connectivity	▲ Umatilla River trails	✓ Shoreline access; Lewis & Clark Trail
Art & Cultural Events	▲ Seasonal events, potential for expanded art/ interpretation	▲ Fairground events	✓ Round-Up, arts venues	▲ Local events
Destination/ Weekend Tourism Appeal	▲ Regional tournaments, marina, growing overnight stays	▲ Events-based, not scenic destination	✓ Events and heritage tourism	✕ Limited draw; Rock the Locks
Workforce Recreation	✓ Port-related and weekday demand	▲ Some commuting	▲ Some industries, less transient	▲ Local industry, small scale
Growth Potential	✓ Undeveloped public land (riverfront, utility corridor)	▲ Infill opportunities	▲ Limited by topography and land use	▲ Limited trails, parks offerings

Source: Consultant team analysis using publicly available information and City staff discussions (2024–2025).

This weekday saturation places pressure not only on tourism but also on the availability of suitable housing for temporary workers. **Expanding temporary accommodations—such as RV parks, extended-stay lodging, and workforce housing—is increasingly critical** to support Boardman's growing industrial and construction-related labor force. Without additional housing options, this constraint will continue to limit the City's ability to host recreational events, attract overnight visitors, and support a thriving tourism economy.

Despite these challenges, opportunities remain. Expanding seasonal and weekend offerings—such as tournaments, waterfront events, and destination activities—could help optimize existing lodging assets during periods of lower occupancy. With Columbia River access, a growing trail system, marina amenities, and event infrastructure, Boardman is well positioned to strengthen its role as a regional recreation and tourism destination.

Implications for Parks and Recreation

This tourism profile creates opportunities and challenges for the park system:

- **Need to Prioritize Affordable, Family-Oriented Recreation:** The 30-minute local market has lower median incomes and slower growth, suggesting demand for low-cost, inclusive amenities such as free waterfront access, playgrounds, picnic shelters, and low-fee equipment rentals. Culturally relevant programming and bilingual communication can further expand reach, given Boardman's predominantly Hispanic community.
- **Enhance Trail Connectivity and Walking Infrastructure:** Walking for exercise is the top activity in all market zones, and the Columbia River Heritage Trail is a key asset. Expanding trail networks, improving linkages between parks, and enhancing trail amenities (shade, seating, lighting) would serve both residents and visitors.
- **Expand Waterfront and Beach-Oriented Amenities:** Visiting beaches and swimming rank in the top three activities. Boardman can strengthen its competitive position by improving beach access, adding water play features, expanding swim areas, and upgrading riverfront park amenities. **Enhance pedestrian waterfront connectivity** between neighbhorhoods and the waterfront parks to strengthen the destination experience.
- **Plan for Camping and RV Capacity:** Eastern Oregon's campground/RV park share (9 percent) is nearly double the statewide average, and Boardman's existing 182 RV/tent sites are a tourism asset. Expanding capacity, improving amenities, and integrating campground programming could increase overnight tourism revenue. Morrow County planning documents also emphasize strong demand for both primitive and full-service campgrounds, with early reservations common, reinforcing the importance of expanding sites and supporting day-use facilities alongside camping.
- **Balance Workforce and Leisure Lodging Needs:** Weekday lodging is heavily used by temporary workers, limiting availability for leisure visitors. Partnerships to expand RV/workforce lodging could free hotel capacity for weekend events and tourism, supporting greater park and facility use by visitors.
- **Target Day-Trip and Regional Markets with Activity Programming:** The 60-minute market has the highest incomes and growth, making it a strong target for day-trip tourism. Boardman Parks could develop short-duration, high-impact offerings—such as sports tournaments, guided water recreation, or seasonal festivals—to draw this group. **Consider cultural and agricultural tourism** to draw extended market visitors year-round.
- **Strengthen Cultural and Heritage Programming:** Peer cities like Pendleton have leveraged heritage tourism as a differentiator. Boardman can expand cultural interpretation, Indigenous history, festivals, and agricultural heritage events to align with EOVA's cultural and heritage tourism pillar.
- **Develop Sports and Tournament Infrastructure:** The growth of sports tourism and "tournacations" suggests value in strengthening fields, courts, and event facilities. Investments in multipurpose complexes or partnerships for tournament hosting could capture regional and extended markets.
- **Address Seasonal Peaks and Event-Based Demand:** With fall visitation peaking at 45% and summer also strong, parks and recreation programming should anticipate surges. Expanding shaded seating, flexible event infrastructure, and adaptive staffing can help manage seasonal and event-based crowding.
- **Expand Inclusive and Accessible Recreation:** Both Morrow County plans and SCORP emphasize ADA compliance and equitable access. Boardman can reinforce its position by prioritizing universal design, bilingual signage, and culturally relevant gathering spaces.

Effective Service Population

This assessment has reviewed three interconnected audiences: the people who call Boardman home, the workforce that supports its economy, and the visitors who come to enjoy its riverfront, trails, and events. It brings together demographic, economic, and recreation participation data to create a complete picture of local and regional demand, providing a data-driven foundation for understanding current and future demand for parks and recreation in Boardman.

Boardman's rapid population growth, minority-majority makeup, and relatively young age structure all influence how, when, and where people use parks. These factors, combined with the city's role as a regional job center and its position along the Columbia River, underscore the need for a park system that is responsive, equitable, and culturally relevant. The result is a fact-based foundation for investment decisions that will serve both current users and the generations to come.

The Park Master Plan must primarily consider Boardman's residential population, estimated to be **5,749 in 2024** (PSU-corrected), but weekday demand on parks and recreation facilities is larger due to non-resident users. These additional users include in-commuting workers, Port of Morrow employees, temporary contractors, and guests staying in hotels or RV parks who may use local trails, picnic areas, and waterfront amenities during breaks or after work.

To better reflect real-world demand, the level of service calculations consider a **weighted weekday service population**. Each population segment was assigned a usage weight based on how often they are likely to use park assets and recreation services relative to residents:

- Residents: 1.0 weight
- In-commuters: 0.33 weight
- Hotel/RV guests: 0.33 weight

This approach attempts to capture the likely impact of users not included among the residential population, such as in-commuting workers, workers employed with the Port of Morrow, and temporary contractors staying in hotels or RV parks. It recognizes full-time residents as the primary system users, but acknowledges these additional groups' impact to midweek use of trails, recreation facilities, picnic areas, and water amenities using a coefficient based on local-use indicators and general user type.

The result of this method is a weighted service population for calculating LOS metrics, ensuring that park investment planning aligns with real-world usage, and not just census-based population.
All job and population growth estimates are approximated using recent trends and planning assumptions, and should be viewed as informed estimates intended to support recreation system planning, not as formal projections.

Exhibit 15. 2024 Weighted Weekday Service Population

SEGMENT	ESTIMATE	USAGE WEIGHT	WEIGHTED POP.
Residents	5,749	1.0	5,749
In-commuters (all)	2840	0.33	947
Hotel & RV guests	572	0.33	~191
Total Weighted Service Pop.			6,890

Estimates developed with coordination and consultation with the City of Boardman, Shapiro Didway, Johnson Economics, and ECOnorthwest.

This estimate suggests an **effective daily service population roughly 20 percent higher than the residential population.**

2035 Projection

By 2035, residential growth (4.2 percent annually), job expansion (0.9 percent annually), and the planned **Boardman Marina RV Park expansion** (net +264 sites) could push the weighted weekday service population to **roughly 10,450.** The RV expansion alone could add **~190–310 people nightly**, depending on occupancy.

Key Drivers of Effective Population

Although the full-time residents of Boardman are the primary park users, there are several key considerations impacting the effective park users, including:

- **Employment concentration:** Over two-thirds of the city's labor force works outside Boardman, and most local jobs are filled by non-residents (over 2,200 daily commuters).
- **Port of Morrow scale:** 3,500+ direct jobs, plus indirect, induced, and seasonal positions.
- **Transient lodging:** 234 hotel rooms, ~182 current RV/tent sites, mostly occupied by workforce travelers midweek (an estimated 85 percent of guests).
- **Event & recreation draw:** Boardman Marina (~20k annual visitors), SAGE Center (~13k), Heritage Trail, and events (~6k).

Opportunities and Considerations for Parks Master Planning

This integrated market and community analysis identifies clear opportunities for the City of Boardman and BPRD to strengthen the park system while addressing the needs of residents, the regional workforce, and visitors.

The following roadmap integrates market, community, and demographic insights to guide the City of Boardman and Boardman Park & Recreation District (BPRD) in delivering a park system that meets the needs of residents, workers, and visitors now and into the future. It organizes priorities into nine interrelated strategies, each with facility and program considerations.

1. Plan for Rapid Growth and Capacity Expansion

FACILITIES

- Acquire and develop new parkland in growth areas.
- Expand multi-use sports fields and increase trail mileage.
- Design new parks for scalable expansion.
- Use weighted weekday service population estimates to size facilities more accurately, accounting for residents, in-commuters, and workforce lodging demand.

PROGRAMS

- Update Level of Service (LOS) targets regularly.
- Track usage to anticipate and mitigate crowding.
- Implement phased facility build-outs to match demand.

2. Expand Affordable, Accessible Recreation

FACILITIES

- Maintain free or low-cost access to core park amenities.
- Provide low-cost sports courts, play areas, and community gardens.
- Improve safe walking/biking connections to parks.

PROGRAMS

- Maintain/expand offering subsidized youth fees and volunteer-led activities.
- Maintain equipment lending programs (e.g., balls, bikes, fishing/paddling gear).

3. Design for a Young, Multi-generational Community

FACILITIES

- Inclusive playgrounds, teen gathering spaces, and senior-friendly walking paths.
- Shaded seating and multi-generational outdoor fitness zones.
- Integrate shaded, climate-resilient features to address heat and dust conditions that limit outdoor use.

PROGRAMS

- Youth sports leagues, intergenerational events, and senior wellness classes.

4. Integrate Culturally Relevant and Multilingual Access

FACILITIES

- Bilingual/multilingual wayfinding and interpretive signage.
- Expand cultural interpretation linked to heritage tourism, highlighting agricultural identity, Boardman's relocation, Indigenous history, and festivals as regional draws. Flexible event spaces for cultural celebrations.
- Soccer fields.

PROGRAMS

- Culturally relevant sports and events (e.g., Latin dance, community fiestas).
- Bilingual staff or interpreters for major events.

5. Accommodate Larger, Multi-generational Households

FACILITIES

- Large picnic shelters with grills and cluster seating areas.
- Reservable group-use pavilions and multipurpose lawns.

PROGRAMS

- Consider family movie nights, weekend tournaments, and community cooking events.

6. Enhance Accessibility for People with Disabilities

FACILITIES

- ADA-compliant trails, restrooms, and sensory-friendly play areas.
- Connect all major site features with accessible routes.
- Adaptive sports equipment.
- Reference Oregon Parks & Recreation Department's 2023 Accessibility Design Standards as a benchmark

PROGRAMS

- Inclusive recreation activities.
- Staff training in adaptive recreation.
- Partnerships with disability advocacy organizations.

7. Enhance Waterfront Connectivity and Trail Networks

FACILITIES

- Infill missing trail segments along Marina Park, Day Use Park and south side of Marine Drive. Improve waterfront amenities, wayfinding, and lighting.
- Improve pedestrian connections between north Boardman neighborhoods and the waterfront by addressing the railroad barrier through the City's planned Main Street sidewalk improvements and future enhanced crossings.

PROGRAMS

- Seasonal waterfront events and guided recreation.

8. Leverage Workforce and Tourism Partnerships

FACILITIES

- Locate amenities near Port campuses, hotels, and RV parks.
- Expand campground/RV capacity and group-use facilities.

PROGRAMS

- Provide employee break-time access to recreation facilities.
- Coordinate with employers on fitness programs.
- Develop shoulder-season tourism events to boost weekend use.

9. Manage Use, Maintenance, and Access Equitably

FACILITIES

- Well-lit trails and gathering areas to extend use hours.
- On-site kiosks and bulletin boards for offline program information.

PROGRAMS

- Track trends in weighted service population to refine LOS standards.
- Balance workforce and leisure tourism needs when scheduling events.
- Maintain paper and phone-based program registration for those without internet access.

E.1

APPENDIX E: COMMUNITY NEEDS SUMMARY (SITE SPECIFIC)

CITY OF BOARDMAN FACILITIES

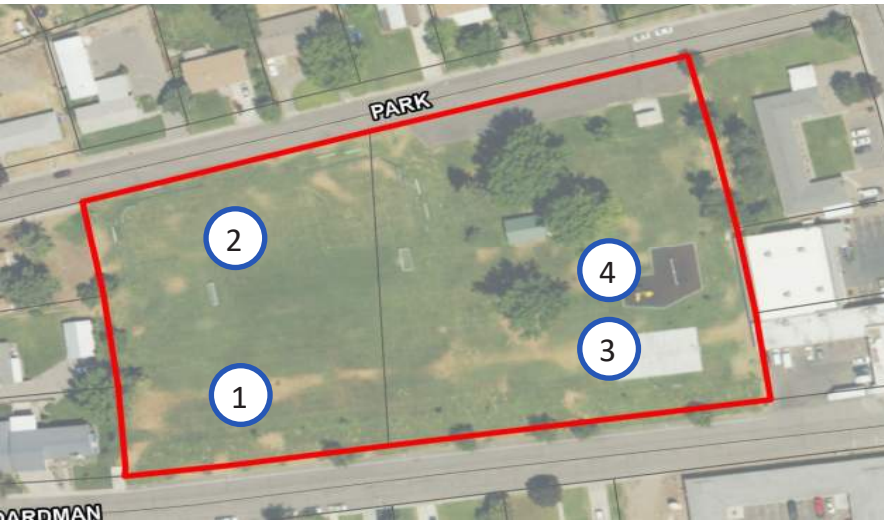
City Park

At a Glance:

City Park is valued for its mature trees, active youth sports, and frequent community use, including evening pickup soccer games. Residents emphasized the need for upgraded play and sports amenities, improved shade, better maintenance, and enhanced safety and cleanliness. The site was also identified as the community preferred location for the splash pad replacement and selected by the Public Advisory Committee due to its central location, existing family-oriented amenities, and strong community support for integrating water play into a larger multi-purpose recreation area.

Community Input Summary

- **Maintenance & Cleanliness:** Improve restroom upkeep and stocking, restroom access for events, grass upkeep, trash removal, and site cleanliness. Regular maintenance is needed to support usability especially during the busy little league season.
- **Play Area:** Needs significant upgrades; current equipment is outdated and lacks shade. City Park is the only developed park south of Main Street with traditional swings, but more inclusive and engaging play features are needed. Add early childhood play.
- **Shade & Trees:** Increase tree planting and provide shade, especially at play areas and sports fields and Boardman Ave Edge; the park is extremely hot in summer. Southridge Sports and Events Complex in Kennewick, WA referenced for play shade sale.
- **Sports Facilities:** Currently used for T-ball, coach pitch, and youth soccer; however, youth soccer is moving back to Sam Boardman. The field remains well-used for evening pickup games and could be repurposed as a flexible-use space. Requested improvements include maintaining the T-ball diamond for younger youth, leveling fields, fixing holes, mowing grass, replacing goalie nets, and adding tennis courts and lighted, welcoming sports courts.
- **Lighting & Safety:** Add lighting for evening use —multiple respondents noted regular evening soccer games with 10–20 players. Improve safety and discourage unauthorized use and homelessness through clearer enforcement of hours.
- **Accessibility:** Add paved paths around and through the site to improve access to key site features like playground, pavilion, basketball court.
- **Amenities:** Existing restrooms are newer. Add bleachers and a flag at the baseball area, benches at the soccer field, more seating, BBQ areas, and a pavilion; generally needs better site furnishings. Add bike parking to meet City code.
- **Public Art:** Basketball Court Surfacing
- **Splash Pad Replacement Location:** Suggested as a preferred location by the community and selected by PAC.
- **Pavilion Rental:** A pavilion rental arrangement has recently been instituted by the City.
- **Parking:** Not enough parking and existing parking needs to be delineated.



Key

1. Shade & Trees: Increase tree planting and provide shade, especially at play areas and sports fields and Boardman Ave Edge
2. Sports Fields: Maintain T-ball diamond for younger youth; improve field conditions. Maintenance: Ensure regular upkeep of park facilities.
3. Public Art: Basketball Court Surfacing
4. Play Area Improvements: Revamp the play area, add early childhood play, and improve shade to reduce heat new equipment

Tatone Park (formerly City Hall Park)

At a Glance:

Tatone Park is appreciated for its shaded picnic tables and toddler-focused play. However, community members identified several areas for improvement, including expanded play features, better safety fencing, enhanced landscaping, and general maintenance. Opinions were mixed about relocating the splash pad to this site and ultimately was not selected by the PAC.

Community Input Summary

- **Maintenance & Cleanliness:** Improve general cleaning, upkeep, and maintenance. Address worn or aging park features.
- **Play Area:** Expand and improve the existing Lil Tots playground to better match the available space. Add new swings—including a bucket swing for toddlers and more swings overall—and additional play features for broader age groups.
- **Safety & Fencing:** Add fencing or barriers between the playground and nearby roads to prevent children from running into traffic.
- **Shade & Trees:** Requests included adding more trees for shade and a sunshade over the playground (similar to Southridge Sports and Events Complex in Kennewick, WA.
- **Amenities:** Add covered picnic area with tables, BBQs, ping pong table, wall ball court, drinking fountain, and bike parking to meet city code. Update worn out park furnishings.
- **Dog Facilities:** Interest in a fenced dog park was noted, along with a separate suggestion for an overnight dog kennel—not intended as a daycare facility, but as an animal control measure to house dogs temporarily when needed.
- **Landscaping:** Add trees and enhance plantings, especially along the park edges, to make the space feel more inviting beyond just grass and a toddler play area.
- **Splash Pad Replacement Location:** Feedback was mixed on placing the splash pad here. Some appreciated the central, walkable location near schools, while others expressed concern about the hillside, lack of shade, or feeling forced to use the site. Ultimately the site was NOT selected by PAC.
- **Park Naming:** Slated for inclusion in a community naming competition, but may already be officially named Pettigrew Park. The City will confirm before moving forward.
- **Public Restrooms:** Exterior restrooms attached to Field House are available for public use.
- **Basketball Court Relocation:** City plans to relocate for safe issues and visibility and to create space for other non park purposes.

Key

1. Overnight dog kennel
2. Racquetball courts
3. Play, Safety & Fencing: fence playground, add a bucket swing and more swings overall.

Sunset Park (formerly Hillview Subdivision)

At a Glance:

Sunset Park is envisioned by the community as a major new destination for active recreation, flexible trails, and family-oriented amenities. Residents emphasized the site's potential for a multi-sport complex and large-scale play areas, citing its river views, open space, and location near residential neighborhoods. Suggestions included everything from shaded playgrounds, a new splash pad, to botanical gardens, public art, and a seasonal sledding hill—making it clear that the community sees this site as a key opportunity for year-round use, tournament potential, and intergenerational recreation

Community Input Summary

- **Play Area:** Requests for large, interactive playgrounds with separate areas for toddlers and older kids, plus swings, slides, and shaded structures. Add benches and sidewalks for strollers, bikes, and scooters.
- **Trails & Pathways:** Add accessible trails and sidewalks. Suggestions included nature paths, bike trails, BMX/quad trails, and walking trails with varied slopes and grades.
- **Sports & Recreation Facilities:** Strong support for a multi-sport complex/AKA "One Stop Shop" with baseball/softball fields, basketball courts with hoops that have redirect rims, pickleball, soccer, batting cages, and concessions. Additional requests included mini golf, driving range, pump track, bike skills park, volleyball court, skatepark/skate area, tennis courts, tennis court walls, and workout equipment. Reference was made to Kennewick's Southridge Sports Complex.
- **Amenities:** Interest in gazebos, shaded picnic areas, benches, picnic tables, drinking fountains, teen gathering spaces, and a splash pad. Seasonal snow hill was suggested if site allows.
- **Relocated Skatepark:** Sunset Park was selected by the PAC as the preferred location for a relocated and improved skatepark, envisioned as part of a larger multi-sport or teen-focused complex. (See "relocated skatepark" for more information on proposed facility).
- **Splash Pad:** Several community members requested a splash pad at Sunset Park to provide seasonal water play and relief from the summer heat.
- **Restroom Facilities:** Add bathrooms near sports fields and high-use areas.
- **Landscaping:** Add more trees, flowering shrubs, and native vegetation to support biodiversity. Suggestions included creating a botanical garden or a nature park.
- **Lighting & Safety:** Increase street and park lighting in darker areas to improve visibility and address safety concerns.
- **Public Art & Identity:** Interest in a colorful large-scale ("bulk size") art sculpture and/or water feature.
- **Community Gathering:** Support for amphitheater, gardens or other shared-use community spaces.
- **Site Use:** While most community members expressed a strong desire for the site to become a public park, some noted the site's history as a proposed housing development and suggested it still be considered for that use. There is general uncertainty about whether the site is designated for housing or recreation; City to clarify the intended use and whether housing remains an option.

Parque Los Niños (Formerly River Ridge Park #1) & Meadowlark Park (Formerly River Ridge Park #2)

At a Glance:

The River Ridge Subdivision includes two of three or four planned neighborhood parks. While residents appreciate the presence of open space, both parks currently lack basic amenities. Community members emphasized the need for play features, shade, trees, and park furnishings to support everyday neighborhood use. Some residents suggested that one larger park might have been more functional than two smaller ones.

Community Input Summary

- **Play Features:** Add play structures such as swings, big slide, and equipment for different age groups.
- **Amenities & Furnishings:** Provide shaded seating, benches, a pavilion, electrical outlets, drinking fountains and misters for hot weather.
- **Shade & Trees:** Plant more trees and incorporate shaded areas throughout the park spaces.
- **Dog Facilities:** Some residents prefer using the grassy open space at River Ridge Estates as an informal dog area over the existing designated dog park; interest in adding a fenced dog area was noted.
- **Park Design & Scale:** Several residents felt the park sizes were generally adequate but would have preferred one larger, amenity-rich park rather than multiple smaller ones.
- **Park Naming:** Parks have not yet been formally named—assign names and installing signage.

Zuzu Park

At a Glance:

This undeveloped site is valued for its mature trees but currently lacks any amenities. Community members suggested transforming it into a welcoming neighborhood space with play areas, shaded seating, and recreational features for families and children.

Community Input Summary

- **Play Area:** Install a playground, nature play features, a bike skills park, a baseball field, and sand volleyball.
- **Shade & Seating:** Add shaded seating areas, including picnic tables and benches.
- **Amenities:** Include BBQ areas, drinking fountains, misters, and a dog waste station
- **Lighting & Safety:** Improve lighting to enhance safety.
- **Site Improvements**: Level the ground, plant grass, and improve parking access or off-street parking
- **Signage and wayfinding:** Upgrade

Parque Cultural (West) & Power Trail Park (East) (formerly Park Blocks)

At a Glance:

The Park Blocks are viewed as a valuable community asset with strong potential for trails, recreation, and gathering spaces. While the City is actively acquiring land, coordination with BPA is required to determine allowable uses. The site's linear layout offers a unique opportunity to connect parks, neighborhoods, and destinations across Boardman. While many support keeping the area natural, others emphasized the opportunity to activate the space with amenities, events, and accessible pathways.

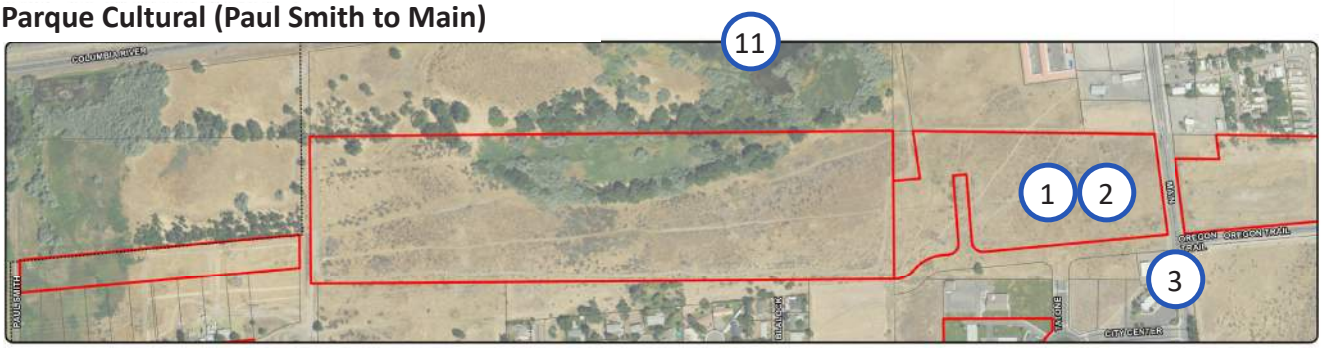
Community Input Summary

- **Existing Use & Informal Activity:** Several informal paths are currently used as cut-throughs. PAC members noted unregulated use of the BPA corridor by dirt bikes and quads.
- **Proposed Use:** Emphasis on preserving natural character while incorporating trails, passive use areas, and flexible recreational opportunities. Some residents noted there are already sufficient walking spaces in town but supported additional options if unique or shaded.
- **Trails & Connectivity:** Add multi-use trails for walking, biking, and roller blading; improve existing informal paths; include nature trails, distance markers, lighting, and paved routes. Connect the Senior Center to the Park Blocks and extend trail networks—such as a potential Heritage Trail routing—with wayfinding to support navigation.
- **Play Features*:** Suggested additions included nature play, swings, a play structure, rock wall, and playgrounds designed for children and teens. Some preferred a play structures, while others supported more natural playscapes.
- **Sports & Recreation Facilities*:** Feedback included strong interest in both outdoor and indoor amenities such as: relocated skatepark, pump track, indoor soccer facility, basketball courts, soccer fields, baseball fields, volleyball and badminton courts, pickleball, tennis, archery, rifle and handgun ranges, a golf driving range, BMX/quad trails and sports complex–style amenities such as concession stands, equipment storage, parking and restrooms were also suggested.

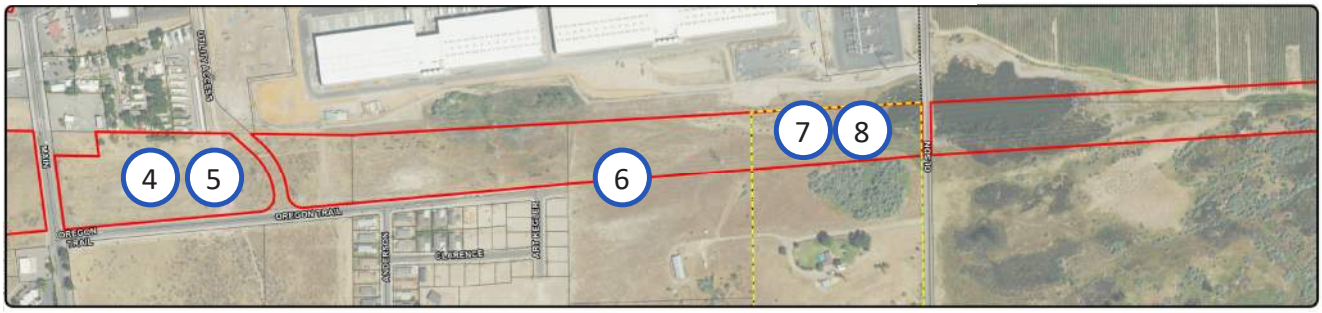
- **Event & Gathering Space*:** Suggestions included a space for outdoor events such as farmers markets, yard sales, and shaded seasonal picnic areas.
- **Amenities:** Requests included benches, shaded seating, restrooms, trash cans, drinking fountains, misters, and traveler amenities like EV charging and picnic areas near roads to encourage use by passersby.
- **Dog Facilities:** Dog park to be relocated to Park Blocks east of Main Street and include relocated features from existing facility. Participants shared mixed opinions about the existing dog park and potential for dog-related features within the BPA easement Some supported a larger, better-designed dog park with wet/dry zones and small/large dog separation. Others questioned whether a dog park was the best use of space, suggesting it could be repurposed for more inclusive features like trails, play spaces, or gathering areas.
- **Gardens & Green Space:** Community members expressed interest in gardens, orchards, and peaceful, open green spaces. Ideas included community gardens, demonstration gardens to showcase sustainable planting techniques, pollinator habitats with native wildflowers, and natural landscaping to support biodiversity and provide quiet areas for reflection.
- **Public Art:** Ideas included murals, cultural installations, statues, and bulk-scale art features.
- **Water Features:** Suggestions included splash pad relocation, decorative water elements, and misting stations for summer cooling.
- **Safety & Lighting:** Add lighting along walking paths and throughout the park for visibility and nighttime safety.
- **Connectivity:** Strengthen connections between the Park Blocks and key destinations, including the Senior Center and a potential nature trail link to an existing pond west of Main Street. The pond—located between the BPA power lines and I-84 on Army Corp land—has been considered in the past for a future dock. While staff and the PAC noted that working with the current landowner has presented challenges in the past, the partnership opportunity could be explored.

* Development Restrictions: Sites lie beneath high-voltage transmission line, which are owned and operated by the Bonneville Power Administration (BPA). These areas are subject to strict development limitations. Any improvements within the BPA easement must comply with federal safety regulations, including restrictions on height, materials, and potential interference with power infrastructure. Features that could conduct or capture electricity—such as light poles, tall structures, or metal play equipment—are generally not permitted. All proposed developments within these easements must be reviewed and approved by BPA prior to construction. Restricted improvements could be located on land adjacent to easement areas, if feasible.

Parque Cultural (Paul Smith to Main)



Power Trail Park (Main to Olson)



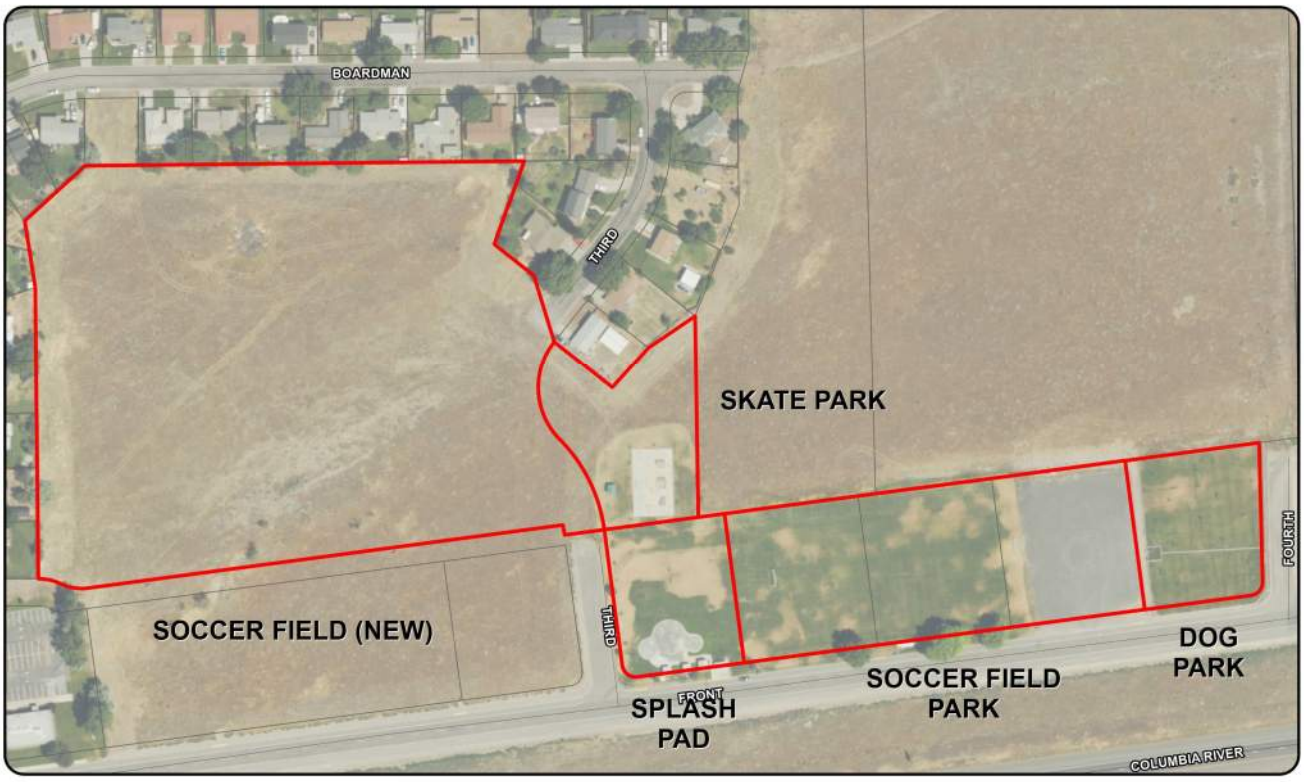
Power Trail Park (continued) (Olson to Laurel)

Key:

1. Indoor Soccer Facility
2. Skatepark
3. Crosswalk across Main Street
4. Nature play, play structure, rock wall
5. Relocated Dog Park
6. Road connection between Olson and Main Street - extend the Oregon Trail
7. Nature Trails
8. Pump track and bike trail
9. Rifle and handgun range*
10. Archery range*
11. Pond**

* City staff noted that firearm-related uses are currently not permitted within city limits. Portions of Park Blocks (comments 9 and 10) are located outside city boundaries at this time but are likely to be incorporated into the city as part of the future Blueberry development project.

** Pond not located on City/District lands; partnership needed for connection and development



Splash Pad (to be removed; new location @ City Park

At a Glance:

Community feedback on removing the splash pad and locating a new one at another location was mixed. Some appreciated the current location for its visibility to travelers, while others felt it was underused, lacked nearby amenities, and wasn't easily accessible for local families. The strongest support was for placing the splash pad in a more active park setting with other recreation options. After reviewing several potential sites and weighing community input and technical considerations, the PAC selected City Park as the recommended location due to its central location, family-friendly amenities, and opportunity for integration with other park features. The existing splash pad will be removed and site features like the fence, restroom, and picnic shelter salvaged for reuse elsewhere.

Community Input Summary

- **Current Location Feedback:** While the existing location is valued for its visibility to travelers and role as a stop-off along the freeway, several community members noted that it is underused and lacks sidewalks along Front Street NE.
- **Feedback on Relocation:** Opinions were mixed. Some supported moving the splash pad to better serve local families and integrate it with other park amenities. Others expressed concern that relocating it would reduce its value to travelers or create conflicts at new locations.
- **Final Location:** City Park was selected by the PAC due to its central location, family-friendly amenities (existing play area, restrooms, shade), and opportunity for integration with other park features. The area between the restrooms and the existing playground was identified as the ideal placement zone.
- **Engineering Considerations:** This information was considered alongside community input when selecting the final site. Based on input from the City Engineer, potential locations near City Hall or City Park would require a water reuse or recycled system to avoid overloading the City's wastewater system. These systems add cost and maintenance complexity. A location near the SAGE Center would allow a freshwater system to be used, as

existing infrastructure can accommodate the flow.

- **Desired Features:** Community members requested a larger, more interactive splash pad with expanded spray features, water slides, toddler-friendly elements, and play options for middle schoolers. Additional features such as misting stations, drinking fountains, integrated public art, and shaded seating were also suggested.
- **Expanded Water Features:** Some participants recommended going beyond a basic splash pad by creating a larger outdoor water facility—such as a spray park or pool—with water slides, misting stations, and features for older children, modeled after water parks in Hermiston or Pendleton. This was seen as a way to provide cooling relief during hot summers and increase recreational value for a wider age range.

Soccer Field (to be removed; new location TBD)

At a Glance:

Community feedback reflected strong concern about the loss of the Front Street soccer field and the resulting shortage of fields citywide—especially for adult leagues. Participants described soccer as one of Boardman's most active sports, noting that the OPI Fields are currently the only facility meeting quality standards for league play. The removal of the Front Street field is expected to create a major gap in access, underscoring the need for a long-term public replacement.

Community Input Summary

- **Existing Field:** Soccer was repeatedly identified as one of the most popular recreation activities in Boardman, serving both youth and adult leagues. The Front Street soccer field was highly valued for its accessibility and community use, particularly by adult leagues. Its removal is seen as a significant loss. Participants described the OPI field as the "best" remaining soccer facility, but noted that it is privately owned and may not be sustainable as a long-term public resource. Participants emphasized that the fields removal will further strain limited field capacity and affect league scheduling.
- **Proposed Replacement:** The City has explored developing a new soccer field on private property along Front Street, using fill material from a nearby road project. Community members acknowledged this potential but expressed concern about investing in a facility located on privately owned land. PAC members recommended that future soccer investments prioritize park-dedicated public lands to ensure lasting community benefit.
- **Facility Needs:** Across open houses and surveys, participants expressed a desire for additional soccer fields and improved maintenance at existing sites. Requests included restrooms, shaded seating, bleachers, and better lighting for evening play. There was also interest in indoor soccer opportunities—several participants noted that "people would go anywhere for indoor soccer" and urged the City and District to identify a year-round facility.
- **Next Steps:** Identify a publicly owned site for new soccer fields, ensuring long-term accessibility and avoiding reliance on private or temporary agreements. Coordination with the Adult Soccer League and local schools will help define field dimensions, lighting, and shared-use opportunities. Explore partnerships with the school district, OPI, and local churches to maintain short-term field access while pursuing a long-term, publicly owned site.

Dog Park (to be removed & features relocated to Park Blocks)

At a Glance:

The existing dog park will be removed and relocated east of Main Street within the Park Blocks. While many residents expressed interest in enhanced dog facilities, the current dog park was seen as underused, poorly maintained, and lacking visibility. Suggestions focused on creating a larger, more accessible space with thoughtful amenities, clearer signage, and design features that reflect local use patterns.

Community Input Summary

- **Existing Facility Feedback:** Some residents noted that the existing dog park is not well-used by locals and seems to attract more pass-through traffic or tourists. Other residents found the current dog park lacking and instead preferred using nearby grassy fields—such as in River Ridge Estates, marina or beach areas—for off-leash play. Concerns included a lack of cleanup, limited dog waste stations, and the need for more consistent maintenance.
- **Size & Separation:** Requests included a larger fenced area with designated spaces for large and small dogs, as well as wet and dry zones.
- **Desired Amenities:** Suggestions included shade structures, seating, agility features, drinking fountains, and additional dog waste stations.
- **Site Integration:** Some participants proposed relocating the dog park to a more central and visible site, such as Marina Park, while ensuring compatibility with other park uses.
- **Signage & Rules:** Post clear, visible signage with hours, usage guidelines, and dog etiquette to promote responsible use.

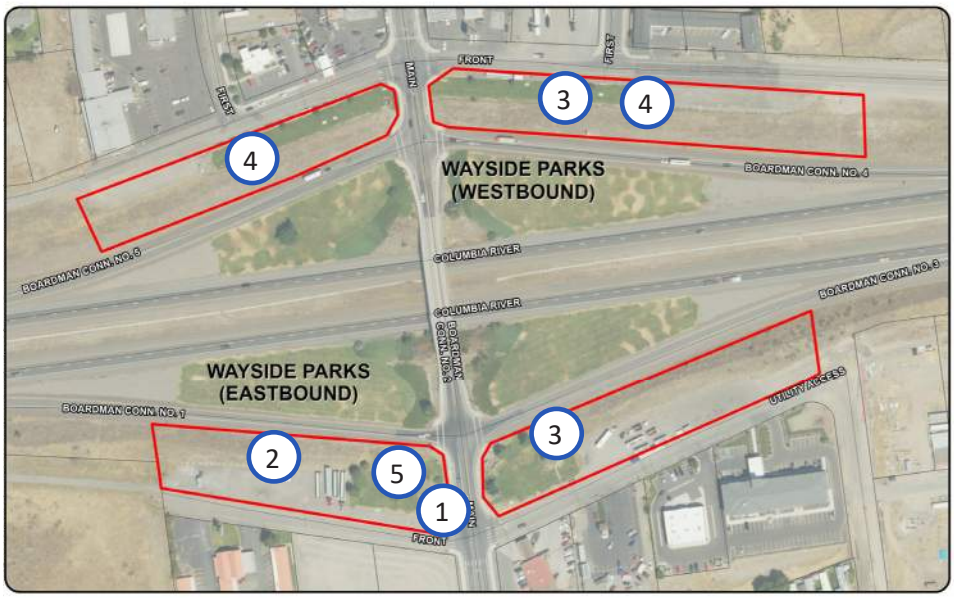
Skatepark (to be removed; new location TBD)

At a Glance:

Boardman's existing skatepark—originally built as a beginner-friendly facility—is considered underutilized and not widely aligned with current youth interests. While some questioned the relevance of skateboarding locally, many felt that a better-designed and more visible facility could increase use among teens and preteens. Public and PAC input supports relocating and upgrading the skatepark to serve a wider range of skill levels and become a more engaging recreational amenity. Although a pump track and bike skills area were generally prioritized over a new skatepark, the feature is still seen as a valuable part of the system. A new location has not yet been selected.

Community Input Summary

- **Current Use & Visibility:** The existing skatepark is rarely used and considered hidden. Some participants noted that it doesn't reflect current youth trends, especially for ages 10–13. Others said it sees occasional use by young adults.
- **Design & Functionality:** Originally intended as a beginner facility, the current layout has not evolved. Suggestions included creating a more engaging design, referencing Irrigon's skatepark as a better model.
- **Relocation Preference:** PAC members supported relocating the facility, with suggested sites including the Marina (popular with youth), the west end of the Park Blocks (preferred for better visibility), or new multi sport complex.
- **Teen Space & Amenities:** Feedback emphasized the need for a better skatepark and teen-oriented space, with supportive amenities such as shade, cooling stations, and drinking fountains.
- **Future Site Planning:** Community feedback suggested alternate locations for the relocated skatepark, including the Marina, west of Main Street in Parque Cultural, Sunset Park and City Park. Some felt the Marina site was too valuable for other uses, and that City Park's focus on younger children made it incompatible. The preferred approach was to include the skatepark within a larger multi-sport or teen-focused complex—Sunset Park was preferred by the PAC as the new location, but a final location is yet to be determined. PAC members want to prioritize a bike skills park over a new skatepark, as input from youth indicate this is not a strong local hobby.



Map Key

1. Transit Stop at Front & Main (SW park)
2. Add parking lot like at south Front; tire air station, water station
3. Family friendly restrooms with possible showers (North & South)
4. North parks (both sides): Sidewalks and lighting.
5. Covered Wagon Repairs

Wayside Parks

At a Glance:

Boardman's four Wayside Parks—located at the I-84 eastbound and westbound ramps on both the north and south sides of the highway—serve as key entry points and rest areas for travelers and are often the first impression of the community for visitors. While not central to community recreation, these green spaces are valued for their mature trees, truck and RV parking access, and potential to enhance the visitor experience through improved amenities, shaded seating, and historical features.

Community Input Summary

- **Maintenance & Cleanliness:** Ensure regular upkeep of green spaces and parking areas. The historic covered wagon has been removed due to its deteriorated condition.
- **Restroom Needs:** Feedback was mixed—some felt the wayside parks do not need restrooms due to proximity to City Hall and food carts, while others supported family-friendly restrooms with potential showers. Staff and PAC members noted that permanent restrooms are unlikely and that shower facilities are not currently viewed as a priority need.
- **Parking, Semi-Truck & RV Amenities:** Eastbound parks (east of Main Street) include newly improved paved parking for cars, RVs, and semi-trucks. The City has confirmed plans to add similar improvements on the west side of Main Street.
- **Westbound Parks (Northside):** Maintain designated truck and 72-hour RV parking zones, and add sidewalks and lighting to improve access and safety at westbound parks.
- **Visitor Amenities & Experience:** Add shaded seating, picnic shelters, and windbreaks—especially near picnic areas—to improve comfort. Suggestions also included interpretive signage to highlight local history, geography, or cultural identity and enhance the traveler's experience.
- **Transit Services:** Suggested amenities included a transit stop near Front & Main, a tire air station, and a water station for travelers.
- **Upcoming Development:** The City is currently adding paved parking to the southwest corner of the site (2025). Additional improvements to the northeast side are expected to occur alongside future reconstruction of NE Front Street. No improvements are currently planned for the northwest side, as there is no development anticipated that would trigger required upgrades.

BOARDMAN PARK AND RECREATION DISTRICT FACILITIES

Day Use Park

At a Glance:

Day Use Park is a well-loved destination for family recreation, walking, and riverfront access, valued for its natural setting, play structure, and water-based activities. It is also a popular place for walking dogs and spending time outdoors with family and pets. Community members identified opportunities to improve cleanliness, safety, amenities, and recreational features.

Community Input Summary

- **Maintenance & Cleanliness:** Improve restroom cleanliness and maintenance; upgrade water fountains; address dog waste, goose droppings and trash; remove algae, glass, and debris from waterfront areas; maintain volleyball court, basketball court, and baseball fields (described as uneven, weedy, and hard-packed); upgrade site furnishings, and remove/upgrade underused workout equipment.
- **Water Access & Recreation*:** Community members expressed interest in upgrading the swim area—with more regular sand cleanup—and improving shoreline access for safety and usability. There was also interest in a designated stand-up paddleboard (SUP) launch at "Hidden Gem Beach" to explore "Old Boardman." However, Staff and PAC comments noted new permanent water access points along the Columbia River require a complex, multi-agency permitting process and are generally restricted to designated marinas or protected areas due to environmental and regulatory constraints, so this is not feasible.
- **Trails & Accessibility:** Repair trail surfaces damaged by roots and cracking; extend and widen trails; improve access on the west end; include picnic tables and benches along walking paths; provide accessible connections to site amenities such as play, gazebos, water access and site furnishings.
- **Play Areas:** Upgrade existing play structure and add more swings; provide fencing near the playground to prevent children from running toward the river; requests for a carousel and more engaging and "better" play features.
- **Shade & Comfort:** Add shade over play areas, seating and picnic areas; include misting stations, and trees plantings to improve comfort during hot months.
- **Amenities & Seating:** Add drinking fountains, more benches, BBQs, shaded picnic tables, and covered shelters/ picnic pavilions—existing facilities are often overcrowded and in high demand;
- **Parking & RV Management:** Feedback noted the need to better manage overflow RV camping near the park to ensure a quality experience for day-use visitors.
- **Concessions & Rentals:** Interest in low cost or free paddleboard, kayak, and small paddle boat rentals; support for food options such as snow cone stands, snack bars, or ice cream trucks (like at Crow Butte); suggested upgrades to the concession stand near the softball field.
- **Recreation & Sports:** Add bright and welcoming surfacing for courts, improve field conditions; relocate horseshoe pits; expand cement area for use as a dance floor; and generally more recreational opportunities.
- **Lighting:** add lighting to support evening use, safety and ambiance.
- **Dog Facilities:** Some support for adding a dog park at this site to better serve families with pets.
- **Art & Identity:** Add a mural or public art installation—such as on the restroom building—to create a photogenic and popular gathering spot. Include a "point of interest" with interpretive signage about "Old Boardman;" improve tribal cultural display
- **Interpretive & Educational Features:** Suggestions included adding interpretive signage about local wildlife and ecology, as well as historic and cultural plaques to enhance educational value for visitors.

Key

1. Pump Track
2. Skatepark
3. Path Connections (Infill in front of Marina)
4. RV Park & Campground Expansion
5. Expand Marker 40 to cabins & add shade structures.
6. “Point of Interest:” - “Old Boardman” Interpretation & SUP Area (no boat access)
7. “Hidden Gem Beach:” SUP Launch site
8. Fishing Platforms
9. Marker 40 Suggested Improvements: Dock, shade, pergolas/gazebo, more seating, corn hole, horseshoes
10. Sailboard Beach suggestions: Fishing platforms like at Lost Lake or Celilo Falls, bench
11. Disc Golf Area - add comfort amenities
12. ADA compliant fishing platform; dock modifications

Marina Park

At a Glance:

Marina Park is valued for its riverfront location, boating access, and proximity to the campground and Day Use Park. It is used for fishing and water recreation. Community feedback emphasized the need for improved moorage, ADA-accessible docks, completed trail connections, and better maintenance.

Community Input Summary

- **Maintenance & Cleanliness:** Maintain water access areas; and remove or update underused infrastructure like the "Boardman Fishing Derby" Sign and wooden bulletin board.
- **Water Access & Recreation:** Requests included an ADA-compliant dock, safer platforms for fishing and boating, and better access to designated fishing areas.
- **Marina Access & Moorage:** Improve marina moorage areas to support safe, long-term boat access and accommodate a range of users.
- **Trails & Connectivity:** Infill trail connection between the fish cleaning station and the Day Use Park entry, across Marina.
- **Safety & Visibility:** Improve lighting around parking lots and walkways.
- **Amenities:** Interest in adding pickleball courts near the marina pending land use coordination.
- **Parking:** Improve and expand gravel overflow parking area and define parking.
- **Boat Storage:** Proposed near burn pile location.

RV Park & Campground

At a Glance:

Boardman's RV Park and Campground is valued for its shade, scenic river access, and proximity to Marina and Day Use Parks. Community members praised its overall condition and upkeep but suggested expanding options for RV and tent campers. Feedback emphasized the importance of preserving the peaceful setting while improving capacity, amenities, and the overall visitor experience.

Community Input

- **Tent Camping:** Interest in expanding tent camping near the river, with more trees and vegetation to provide privacy and a more secluded experience for each site.
- **Expansion:** Add cabins, tent camping and RV park to Sailboard Beach and west of Day Use Park.
- **Group Amenities:** Add features such as a group campfire pit or shared gathering space.
- **Campsite Amenities:** Upgrade site furnishings, campsite amenities, and ADA accessibility features. Replace/upgrade restroom and laundry facilities.
- **Maintenance & Privacy:** Repair trail surfacing and improve wood privacy fencing between campsites and Marina Drive and adjacent campsites.
- **Shade & Comfort:** Maintain and expand tree canopy to preserve and expand shaded areas.
- **Overflow Parking Management:** Address concerns about RV overflow from the impacting nearby public spaces.
- **Signage & Wayfinding:** Improve signage to better direct visitors and support easier navigation.

Sailboard Beach Disc Golf Course

At a Glance:

Sailboard Beach Disc Golf Course is appreciated for its scenic waterfront setting and mix of open and technical holes. The course offers a range of challenges for all skill levels but some felt vegetation issues impact playability. Community members praised the course's design and setting but suggested targeted maintenance and comfort improvements to enhance the overall user experience.

Community Input Summary

- **Course Design:** Professionally designed to balance play variety and natural landscape character, the course combines narrow, technical holes on the front nine with more open, accessible fairways on the back nine. Players described this contrast as offering "something for everyone," from beginners to advanced users.
- **Signage and Navigation:** Clear directional signage and well-marked tee pads were appreciated were appreciated and supports positive user experience. Some users recommended adding supplemental markers or maps between holes for first-time visitors.
- **Amenities:** Add benches, trash cans, shaded picnic tables, trash cans and restroom access to improve comfort and convenience during rounds and accomodate longer play sessions.
- **Ground Conditions:** Vegetation—particularly sagebrush and goat weed—was cited as a challenge when locating discs. While suggestions included adding grass to improve playability, staff and PAC members noted that the course was intentionally designed to be more challenging and natural, and extensive changes could detract from its intended character.
- **Maintenance:** Suggested improvements include targeted vegetation management, occasional resurfacing of informal trails between holes, and upkeep of tee pads and course signage.

Sailboard Beach

At a Glance:

Sailboard Beach is valued for its quiet, natural setting, scenic river views, and relaxed atmosphere. It's considered a peaceful alternative when other waterfront areas are crowded, and is commonly used for watching sunsets, informal gatherings, and river access. Community feedback emphasized preserving the site's natural character while enhancing comfort, access, and amenities.

Community Input Summary

- **Maintenance & Erosion Repairs:** Streambank erosion and several eroded footpaths between bank and parking. PAC and staff note limitations of "permanent" improvements, but noted railroad ties could be considered.
- **Natural Setting:** Many emphasized preserving the area's quiet and more natural atmosphere, particularly as an alternative to busier sites.
- **Water Access:** Suggestions included paved access to the shoreline, shallow areas for children, bench and improved shoreline design using boulders. Non motorized watercrafts activity is noted but can be challenging due to rocky shore and limited access.
- **Fishing Access:** Suggestions included adding fishing platforms like those at Lost Lake or Celilo Falls, but others noted the water remains shallow for over 300 yards—making the site unsuitable for fishing.
- **Amenities & Comfort:** Requests for more picnic tables, benches, BBQs, and a simple shelter where users can rest and place belongings when exiting the water.
- **Signage:** "Sailboard Beach Day Use Only" Sign at entry is in good repair; consider repeating style at other sites. Improve signage.

- **Restrooms:** Add a permanent restroom.
- **Accessibility & Parking:** Add ADA upgrades including beach access and designated ADA parking spaces. Users noted parking feels undefined and confusing; define parking with clear stall layout and boundaries to improve organization and accessibility.

Boardman Pool & Recreation Center

At a Glance:

The Boardman Pool & Recreation Center was developed as a result of the District's previous Parks and Recreation Master Plan. Opened in July 2017, the 43,000-square-foot facility was funded through a voter-approved bond and has become a widely used community asset, with over 1,700 members. However, many features originally proposed—such as a second-floor walking track, expanded gym and pool areas, and larger multi-use rooms—were not included in the final build due to budget constraints.

Community feedback throughout this planning process emphasized that the facility is often at or beyond capacity and does not meet the current demand for fitness, aquatic, and program space. The following needs and suggestions were shared by residents and stakeholders during focus groups, meetings, and surveys.

Community Input Summary

PROGRAMMING, OPERATIONS & ACCESSIBILITY

- Extend operating hours to accommodate early morning and evening users.
- Offer more classes, including youth-focused activities (cheer, gymnastics, martial arts) and senior-friendly options (yoga, Golden Sneakers, water aerobics).
- Address staffing challenges, especially related to pool lifeguards and class instructors.
- Enhance affordability through sliding-scale pricing, gym-specific passes, and free or low-cost access for local student-athletes.
- Improve the website, class registration, and accessibility of program information.
- Make passes available for local organizations (e.g., CCS) to support community wellness.

WEIGHT & FITNESS AREAS

- Expand the weight room to alleviate overcrowding; currently wait times can exceed 2 hours during peak times.
- Add more cardio machines and free weights; increase storage space and upgrade equipment.
- Provide a dedicated aerobics/dance room that can support larger classes (Zumba, dance, ballet, tumbling, etc.).
- Add a shaded outdoor fitness area adjacent to the building.

GYMNASIUM AND COURT USE

- Improve basketball court access or expand gym space to reduce conflicts between public users and scheduled team practices, including volleyball and basketball.
- Upgrade basketball hoops, as existing foam padding is deteriorating.
- Consider adding two additional basketball courts and a designated racquetball area to support multiple activities at the same time.

AQUATICS

- Expand the pool area to better accommodate public swim, lap swim, and potential competitions.
- Add a diving area or increase pool depth.
- Add a viewing deck for parents and spectators—originally planned but not constructed.

CLASSROOMS AND MULTI-USE ROOMS

- Add more multi-purpose rooms for classes, birthday parties, and family events.
- Create flexible-use rooms that support youth programs, senior activities, and wellness classes.
- Increase the capacity of the current "party room," which is too small for its typical use.

WELLNESS & AMENITIES

- Add features like a sauna or hot tub (both mentioned repeatedly by participants).
- Expand locker room facilities and separate gym and pool locker areas.
- Upgrade building systems including the heating system, intercom, and window blinds.
- Improve cleanliness, maintenance, and customer service staffing.

PARKING & ACCESS

- Expand parking on-site; a tiered lot north of the building was suggested as a future expansion area.
- Improve front desk layout for better circulation and service

Other Indoor Facility Recommendations

Participants also suggested additional indoor spaces to serve youth, families, and community events:

- Multi-sport gymnasium and fields to support basketball, volleyball, soccer, pickleball, Futsal, football, and Racquetball.
- Trampoline park with party room and dramatic play zone for younger children
- Mini golf
- Arcade
- Large, flexible event or rental space
- Cultural event venues
- Rock wall relocation from Rec Center to new facility to free up usable space
- Dance Studio
- Indoor walking or jogging track
- Makerspace or hands-on learning center for crafts, STEM activities, or creative exploration.
- Indoor skatepark or pump track
- Teen lounge or drop-in space with games, snacks, and a safe, supervised environment.
- Indoor splash pad or water play area.
- Gymnastics or tumbling space
- After-school program space with dedicated area for tutoring, homework help, and recreation.

OTHER RECREATIONAL FACILITY FEEDBACK

The following feedback reflects community input on recreational areas not owned or managed by the City of Boardman or the Boardman Park & Recreation District. These sites are documented here for reference and future coordination.

Oregon Potato International (OPI) Soccer Fields

At a Glance:

The OPI Soccer Fields are currently used primarily by adult leagues, as the high school no longer uses the site. The space includes two fields separated by an access drive and gravel parking area, but shows signs of wear and underused—particularly the practice field. Community input highlights interest in transforming the site into a more permanent and better-equipped recreation facility, including ideas for a full-scale indoor soccer complex.

Note: OPI Fields are privately owned by Oregon Potato Company (OPI) and are not part of the City or District park system. Feedback is included for documentation of public input only.

Community Input

- **Maintenance & Field Conditions:** Address bare spots, dormant grass, and uneven grade on the practice field. Improve overall cleanliness and field upkeep.
- **Use:** The OPI Fields are no longer used by the high school but remain essential for adult play.
- **Parking & Access:** Current parking is undefined and primarily gravel or mud. Requests included asphalt surfacing and a more organized driveway and parking layout.
- **Restroom Facilities:** Add permanent restroom facilities and drinking fountains.
- **Seating & Shade:** Provide shaded seating areas for spectators, including benches and covered viewing areas.
- **Amenities:** Add misting stations and a play structure for children to support family use.
- **Indoor Facility Concept:** Strong interest in a year-round sports complex, such as an air dome with a full-size turf field that can be divided into smaller fields, gyms on either end, spectator stands, concessions, and a brick-and-mortar entry—modeled after university-style facilities.
- **Future Planning:** Consider permanent transfer of site ownership to the District to enable long-term improvements and expanded programming.

Marker 40

At a Glance:

Marker 40 is recognized as a valued riverfront recreation space and gathering spot, particularly during the summer. It is appreciated for its natural setting, water access, and popularity with boaters who beach at the site. However, recent residential development nearby has made it less appealing to some users, and the site is noted for overcrowding, limited amenities, and lack of shade.

Note: Marker 40 Park is owned and managed by the Port of Morrow and is not part of the City or District park system. Feedback is included for documentation of public input only.

Community Input Summary

- **Maintenance & Cleanliness:** Improve beach cleanliness—remove debris, trash, and overgrowth. Marker 40 Beach was described as dirty and in need of cleanup.
- **Shade & Shelter:** Add shaded seating, benches, pergolas, or gazebos to address overcrowding and lack of protection from sun and rain.
- **Restroom Access:** Restrooms exist at the site; participants suggested providing temporary restrooms for events.
- **Activities & Amenities:** Add more amenities including corn hole, horseshoes, and a volleyball court. Suggestions also included more seating, a dock, and event-friendly features.
- **Safety & Security:** Increase enforcement and implement park hours to prevent overnight use, deter encampments, and ensure spaces remain safe and available for public use.
- **Expansion:** Suggested expanding the beach area westward to connect with the existing cabins, providing more space for recreational use and add shade.
- **Public Use vs. Residential Impact:** While some residents still enjoy the site, others feel it has become less desirable due to nearby housing. Suggestions included creating buffer zones or greater separation between park areas and adjacent residential development to preserve the park's recreational feel

Veterans Park

At a Glance:

Veterans Park is a quiet, reflective space that serves as the front yard of the Port of Morrow and includes a Veterans Memorial, the Captain Al James Tugboat, and riverfront walking paths. Though not typically used for active recreation, the park is appreciated as a scenic and peaceful corridor for walking, especially as part of the Columbia River Heritage Trail loop connecting Sailboard Beach to Marker 40.

Note: Veterans Park is owned and managed by the Port of Morrow and is not part of the City or District park system. Feedback is included for documentation of public input only.

Community Input Summary

- **Primary Use:** Commonly used as a walk-through space rather than for recreation, particularly as part of the broader riverfront trail loop.
- **Trails & Connectivity:** The Columbia River Heritage Trail passes through the park, offering a continuous loop to other waterfront sites. New sidewalk connections and a pedestrian crossing improve access from Marine Drive and nearby businesses.
- **Amenities & Features:** Key elements include a meandering walking path, the Captain Al James Tugboat, and the Veterans Memorial, which together provide passive recreation and cultural interest.
- **Visibility & Entry:** Recent sidewalk and crossing improvements enhance access to and from the parking area and help connect the park to nearby destinations like Burnt Field Brewing.

Field House (at Tatone Park)

At a Glance:

The Field House at Tatone Park was built to provide indoor recreation space for baseball and softball practices and serve as an emergency service training facility. While it fulfills these roles, many community members consider it underutilized and not easily accessible for general public use. Community members suggested broader access, more diverse uses, and potential Recreation District management.

Note: The Field House is owned and operated by the Boardman Community Development Association (BCDA) and is not part of the City or District park system. Feedback is included for documentation only.

Community Input Summary

- **Current Use & Management:** Used primarily for police and emergency service training and for indoor baseball and softball practice, and school sports practice. Managed by the BCDA, with outdoor restrooms maintained by the City (agreement to be confirmed). The turf surface limits the facility to select sports (baseball and softball only). Originally funded to provide non-school indoor recreation and emergency training space. The building is privately owned but located on public property.
- **Management and Oversight:** Suggested transition to Recreation District management for broader public use and better coordination with community recreation programming. Participants noted a need for clearer scheduling, communication, and consistent policies for public rentals or reservations.
- **Public Accessibility & Awareness:** The facility is considered available for public use but not well advertised. Current access is through a phone number posted on the door, though procedures for community use remain unclear. Some participants felt the facility appears “selective” or not fully open to the public.
- **Diversify Use:** Interest in adapting the facility for year-round multi-sport use, including ideas such as adding a gym component, hosting indoor soccer, or converting it into a flexible indoor multi-sports complex; however feedback indicates that this is not feasible given the specific use for softball and baseball.
- **Youth & Community Benefits:** Recognized as an important facility for supporting youth sports progression, particularly baseball and softball. Improved access and coordination could allow year-round practice and better alignment with community recreation needs.

Tuscany Park

At a Glance:

Tuscany Park is not yet publicly owned but is expected to be turned over to the City in the future. Community members shared ideas for future improvements, emphasizing the need for active recreation, shaded seating, and basic park amenities.

Community Input Summary

- **Play Area:** Install a new playground with shaded seating
- **Sports Facilities:** Add courts for pickleball or tennis
- **Amenities:** Provide a drinking fountain and misters
- **Dog Facilities:** Consider integrating a small dog area

APPENDIX F:
LEVEL OF SERVICE ANALYSIS

Access to nearby parks strongly influences how often people use them and the benefits they provide for health, social connection, and economic vitality. National frameworks such as the National Recreation and Park Association (NRPA) Park Metrics, the Trust for Public Land (TPL) 10-Minute Walk standard, and Oregon's 2025–2029 Statewide Comprehensive Outdoor Recreation Plan (SCORP) emphasize both traditional ratios and broader measures of access and equity. While LOS ratios—such as acres of parkland per 1,000 residents—remain a useful benchmark, they do not fully capture whether parks are equitably distributed, accessible, or designed to serve diverse cultural and multi-generational needs. This appendix therefore evaluates Boardman's system through a broader lens of access, equity, and quality, supported by benchmark data where appropriate. The analysis considers:

- **Equitable access to parks and services:** who can reach parks within a short walk and where barriers create gaps.
- **Gap areas and equity overlays:** neighborhoods most affected by poor access.
- **Amenity benchmarks:** how Boardman compares to national and state standards, used for context rather than rigid thresholds.
- **Systemwide quality and condition:** the usability, inclusivity, and maintenance of existing parks.

ADJUSTED SERVICE POPULATION

Boardman's service population is larger than its resident base because it also includes in-commuting workers and workforce lodging occupants. These groups raise the effective demand on parks beyond the census population. Table F.1 taken from the Market Assessment (See Appendix existing and projected weighted service population estimates.

Table F.1: Weighted Weekday Service Population

Population Segment	Base Year 2020–25 / 2035	Usage Weight	Weighted Value (2025 / 2035)	Notes
Residents	5,749 / ~9,039	1.0	5,749 / ~9,039	Full use of system throughout day/ week
In-Commuting Workers (All)	2,840 / 3,545	.33	947 / 1,182	Use parks during breaks, before/after shifts
Temporary Workers (Est.)	Not Available	0	0	Not separately quantified; partially represented in workforce lodging
Workforce Lodging Occupants (Hotel & RV Guests)	~572 / ~689	.33	~191 / ~230	Primarily workforce-related stays with evening and weekday use assumed
Total Weighted Service Population (2025/2035)			**~6,890 / ~10,450**	**Used for planning & LOS adjustment**

Table F.1: Existing (2025) vs. Proposed (2035) LOS Compared to Benchmarks

Amenity Type	2025 NRPA Benchmark (<20,000 pop)	Boardman		Primary Provider with existing & projected facility counts
		Current (2025)	Projected (2035)	
Total Recreational Assets	NA	192.69 acres	209.57 acres	City (50.6 → 67.5 acres) District (132.5) POM (9.6 acres) (TOTAL: 192.7 → 209.6)
Park Acres (developed & public use only)	12.9 – 22.0 acres per 1,000	16.3 acres per 1,000	14.8 acres per 1,000	City (14.1 → 67.5 acres) District (88.3 → 77.6) POM (9.6 acres) (TOTAL: 112.0 →154.7)
Trails (miles)	4 – 10 miles (total)	2.36 miles (total)	5.34 miles (total)	City (.17→ 2) District (2.19→3.34)
Playgrounds	2,000	1378	1,306	City (2 → 5), District (2), POM (1)
Basketball Courts	4,479	3,445	5,225	City (2 → 2)
Volleyball Courts	7,057	3,445	5,225	City (0 → 1), District (1)
Multiuse courts (volleyball + basketball)	4,659	6,890	5,225	District (1), City (0 → 1) + 1 COURT NEEDED
Tennis Courts	3,500	0	0	–
Pickleball Courts	3,483	0	2,613	BCDA/Other (0 → 4)
Soccer Fields (regulation)	2,578	0	5,225	City (0 → 2); +2 NEEDED
Diamond Fields	1,958	1,723	1,741	City (2→ 4), District (2)
Fitness Zones/ Exercise Stations (entire circuit)	8,274	6,890	10,450	District (1) + 1 ZONE NEEDED
Off-Leash Dog Areas	10,188	6,890	5,225	City (1), District (0 → 1)
Splash Pads	13,391	6,890	10,450	City (1)
Disc Golf Courses	9,402	6,890	10,450	District (1)
Skate Parks	10,776	0	10,450	District (0 → 1)
Recreation Centers (gyms)	9,875	6,890	10,450	District (1) EXPANSION NEEDED
Nine-hole golf courses	17,500	6,890	10,450	
Restrooms	No NRPA benchmark	1,378	1,306	City (3), District (2 → 5)
Picnic Shelters	No NRPA benchmark	3,445	5,225	City (1), District (1)
Beach Access (swimming)	No NRPA benchmark	2,297	2,613	District (2 → 3); incl. Sailboard Beach, Day Use Park & Hidden Gem Beach
Boat Ramp Lanes	No NRPA benchmark	3,445	5,225	District (2)
Non-Motorized Boat Launches	No NRPA benchmark	0	10,450	District (0 → 1)
Tent Campsites	No NRPA benchmark	1,723	475	District (4 → 22)
RV/Trailer Campsites	No NRPA benchmark	39	47	District (69 → 115)

Source: National Recreation and Park Association (NRPA), 2025 Agency Performance Review, Figure 3; City of Boardman

Explanatory Notes:

- Population estimates are based on 2025 resident counts, in-commuting worker totals, and hotel/RV lodging figures. The BCDA Hospitality & Tourism Needs Assessment (2023) reports ~85percent of hotel guests are workforce-related.
- Usage weights reflect assumed levels of park use by each group (e.g., residents = full use; workers/lodgers = partial use).
- The methodology accounts for daily demand but does not separately quantify temporary or rotating construction workers.

Interpretation:

- Weighted weekday service population = ~6,890 in 2025 and ~10,450 in 2035.
- This is 20–50 percent higher than the resident base, meaning Boardman's parks consistently serve non-residents.
- Using weighted figures ensures LOS measures capture real-world weekday demand.

AMENITY BENCHMARKS

Amenity-level benchmarks identify whether specific facilities (fields, courts, trails, playgrounds) are adequate relative to national standards. Table 1 compares current and projected (2035) benchmarks, noting the amenity type, NRPA benchmark and primary provider for each amenity.

Explanatory Notes:

- Population figures use weighted weekday population.
- Primary provider indicates which public entity owns the facility (City, District, or Port of Morrow).
- NRPA benchmarks are population-based ratios; some facilities (e.g., restrooms, picnic shelters) have no direct benchmarks; median to upper quartile used for trail length and park acreage benchmarks.

Interpretation:

- **Park Acreage:** Boardman's current supply is well within NRPA standards, but the ratio will trend downward as the population grows. Sustaining this level will require continued acquisition and development.
- **Trails:** The system is far behind peers, and while planned mileage helps, lack of connectivity will limit walking and biking as everyday options. This is one of the most critical deficiencies.
- **Playgrounds:** Numbers are healthy, but design gaps (toddler, inclusive play) mean many families still feel underserved. New playgrounds must focus on quality and accessibility, not just count.
- Soccer Fields (regulation): The lack of regulation fields is the most significant gap. Two planned field will not meet standards, and strong community demand underscores this as a top system-wide priority.
- **Tennis Courts:** With no facilities, tennis is effectively absent as a recreational option in Boardman.
- **Softball diamonds:** Exceed current and projected benchmarks, however, community input emphasizes the importance of quality upgrades and potential expansion to maintain service levels.
- **Sports Courts (Basketball, Volleyball, Multiuse):** Boardman currently meets NRPA benchmarks for basketball and volleyball courts and has one multiuse court, though this remains below the multiuse benchmark. By 2035, the city is projected to fall below basketball and multiuse benchmarks, highlighting opportunities to add courts through future park development.
- **Pickleball Courts:** A clear gap today. There is a clear gap today, but BCDA's planned 8-court complex will meet and exceed benchmarks, positioning Boardman as a regional pickleball destination.
- **Tennis Courts:** Boardman currently has no tennis courts. While this represents a gap, community input and recent recreation trends indicate low local demand, so investment may be better directed toward multipurpose and pickleball courts unless future demand emerges.

- **Fitness Stations:** The District's current circuit meets benchmarks today, but by 2035 it will fall short. Additional circuits or distributed stations will be needed to keep pace with adult recreation and health demand.
- **Skate Park & Youth Facilities:** The absence of a skate park leaves a clear youth recreation gap. Planned facilities will help balance the system and respond to strong community interest.
- **Water access & boating:** Columbia River access remains a defining strength; proposed non-motorized launch will add options.
- **Camping:** Observed supply of tent and RV sites is severely underserving demand; proposed expansions will improve capacity but pressures from workforce housing and tourism will continue to strain facilities.
- **Other Amenities:** Volleyball courts, dog parks, splash pad, fitness zones, and disc golf generally meet benchmarks and should be monitored for future incremental additions as demand grows.

INDOOR FACILITY BENCHMARKS

Indoor facilities provide year-round recreation. NRPA benchmarks in Table F.2 highlight supply relative to smaller communities (<20,000 population).

Table F.2: Benchmarks for Indoor Park and Recreation Facilities

Facility Type	<20k Pop Benchmark (Population per Facility)	Boardman		% of Agencies (Context)
		Current (2025)	Projected (2035)	
Multiuse courts	5,250	3,445	5,225	29%
Competitive swimming pools	10,224	6,890	10,450	23%
Basketball courts*	5,188	0	0	21%
Leisure pools	11,625	6,890	10,450	20%
Walking/Running tracks	11,625	0	0	18%
Pickleball courts	4,625	0	0	17%
Multiuse racquet courts	5,000	0	0	15%
Therapeutic pools	13,000	0	0	13%
Racquetball/Handball/Squash courts	7,692	0	0	10%
Tennis courts	N/A	0	0	5%

Source: National Recreation and Park Association (NRPA), 2025 Agency Performance Review, Figure 3

Explanatory Notes:

- The Recreation Center's (2) basketball courts are programmed and striped for volleyball and pickleball, so not listed under "basketball" courts.
- Benchmarks reflect median agency practices nationally.
- The "percent of agencies with facilities" column is included for context. It illustrates, for example, that facilities such as therapeutic pools, racquet courts, and walking tracks are uncommon at this scale.
- Line items with no current or proposed facilities in Boardman are still included to provide a full benchmark comparison and highlight potential long-term planning considerations.

Interpretation:

- **Basketball Courts:** The Recreation Center's two courts meet current benchmarks and remain aligned through 2035. They are heavily used and also accommodate volleyball and pickleball, underscoring their role as flexible indoor space.
- **Competitive Swimming Pool:** Boardman's pool is a major strength, exceeding benchmarks and setting the community apart from many small cities where pools are less common.
- **Indoor Pickleball:** Pickleball is currently accommodated in the Recreation Center gym, but this reduces basketball access. With eight outdoor courts planned, demand will largely shift outside, easing conflicts.
- **Other Indoor Facilities:** Amenities such as walking tracks, leisure pools, racquet courts, and therapeutic pools are absent locally, but this is consistent with most small communities. Their inclusion here highlights possible long-term considerations rather than immediate gaps.
- **School Gyms:** Two school gyms provide supplemental space but limited public access. They help meet demand, though they are not counted toward LOS benchmarks.

SPATIAL ACCESS AND EQUITY

Spatial access mapping measures who lives within a ¼-mile (5-minute walk) and ½-mile (10-minute walk) of a park. These distances are drawn as straight-line buffers from park boundaries, not actual walking routes along sidewalks or streets. As a result, they often overstate real-world access. In Boardman, when these buffers are clipped to reflect major barriers—including I-84, the Union Pacific Railroad, and truck corridors—the service areas shrink significantly. Survey data confirms this discrepancy: although many households fall within mapped service areas, more than 80 percent of residents report driving to parks, underscoring the limits of Boardman's pedestrian connectivity. Maps accompanying this section include:

- **Exhibit 1: Existing Level of Service – City and District Facilities:** Shows current service areas (¼- and ½-mile buffers) around all City- and District-managed parks.
- **Exhibit 2: Proposed Level of Service – City and District Facilities:** Shows projected service areas (¼- and ½-mile buffers) around all City- and District-managed parks.
- **Exhibit 3: Existing Level of Service – Multi-Provider Facilities:** Incorporates other public providers, including the Port of Morrow, to reflect the broader recreation system available to residents.
- **Exhibit 4: Proposed Level of Service – Multi-Provider Facilities:** Adds planned City and District projects to show how future service areas could expand.

Together, these maps reveal where Boardman residents have ready access to parks today, where gaps remain, and how future investments could expand coverage.

Explanatory Notes

- **Barriers:** I-84 and the railroad divide the city, with only one pedestrian crossing over I-84 at Main Street. The City is planning sidewalk improvements on the Main Street railroad overpasses, near Marine Drive, which will remove the primary barrier to reaching waterfront parks on the west side. Truck corridors, especially near Laurel Lane and highway ramps and industrial sites, further reduce safety.
- **Inclusions:** Facilities counted in LOS mapping because they provide free, public, everyday recreation opportunities:
  - **SAGE Center playground (Port of Morrow):** Provides a free, public play area, though it is not counted in City/District park acreage totals.
  - **Special use facilities:** Such as the disc golf course and marina site because they offer free recreation and are experienced by residents as part of a connected waterfront park system, even if categorized separately in the inventory.
  - **Undeveloped City/District parcels**: Not mapped as existing, but shown in proposed mapping to illustrate future access potential.

- **Exclusions:** Facilities not counted in LOS mapping due to limited or specialized use:
  - **School sites:** Two gyms and outdoor fields supplement recreation, but access is not guaranteed outside school hours. Outlined on maps for location only.
  - **Wayside parks:** Excluded because they function primarily as highway rest stops for travelers rather than as community-serving parks.
  - **Fee-based facilities:** Recreation Center and Campground require admission, limiting casual neighborhood use.
  - **Green spaces without amenities:** Irrigated lawns lacking play equipment, furnishings, or recreation features.

Interpretation

- **Mapped coverage vs. reality:** Straight-line buffers suggest broad access, but safe walking routes are often much longer—or don't exist—due to I-84, the railroad, missing sidewalks, and poorly located crossings.
- **Underserved areas:** Significant portions of northeast Boardman and south Boardman remain outside a 10-minute walk of a developed park.
- **Community park reliance:** City Park anchors the north side and City Hall the south side, but requires ongoing reinvestment to remain a functional community-scale destination.
- **Multi-provider context:** Facilities managed by the Port of Morrow expand mapped coverage, but they lack the amenities and orientation of everyday neighborhood parks.
- **Barriers shape service patterns** – I-84 and the railroad cut off safe access for many neighborhoods, reducing the functional reach of otherwise "covered" areas.
- **Future opportunities:** Developing undeveloped City/District holdings and adding safe pedestrian connections (trails, improved crossings at Main Street and Laurel Lane) will be critical to closing gaps and expanding neighborhood-scale access.

GAP ANALYSIS AND PRIORITY NEIGHBORHOODS

Gap analysis overlays service area mapping with zoning and neighborhood data to identify where unmet needs most affect residents. This step highlights not only where parks are missing on the map, but where their absence most affects quality of life. The following exhibit accompany this section:

- **Exhibit 5 – Gap Areas with High-Density Residential Neighborhoods:** identifies baseline gap areas where residents live outside a 10-minute walk of a developed park and staff-identified neighborhoods with the highest need, including mobile home parks, multifamily housing, and RV parks with limited outdoor space.
- **Exhibit 6 – Existing System Gaps Overlayed with Zoning Overlay:** overlays zoning classifications highlighting higher-density housing areas such as multifamily and mobile home parks.

Key findings

- **Most Significant Gaps – Northeast and South Boardman:** northeast Boardman and south Boardman, where denser housing including mulitfamiy housing, apartments, RV Parks and mobile home parks coincides with poor access to developed parks.
- **Land Availability and UGB Constraints:** The City is limited to developing new parks within the Urban Growth Boundary (UGB) and, more narrowly, within City limits. This restricts available sites, particularly in South Boardman where land within the UGB but outside City jurisdiction cannot be developed until annexation occurs. While the City owns a parcel in northeast Boardman that could support a new park, land holdings in South Boardman are currently limited to neighborhood-scale sites.
- **Neighborhood vs. Community Park Needs:** City staff note that community-serving parks would best address long-term needs in both northeast and south Boardman. However, current holdings can only support neighborhood-scale development, serving new subdivisions as they come online. In northeast Boardman, open space requirements tied to multifamily development will provide some private recreation space, but this will not

fully replace the need for public, community-serving facilities.

- **Underserved Areas – Mobile Home, Multifamily, and Workforce Housing:** These households often lack private yards and have limited shared open space, making nearby parks essential for children, families, and outdoor social life. Their absence disproportionately affects lower-income and workforce-related households who rely more heavily on public amenities.
- **Barriers – I-84, the Railroad, and Truck Corridors:** Even where parks appear proximate, physical barriers sharply reduce functional access. With only one pedestrian crossing over I-84 and limited safe connections across truck routes and rail lines, many residents must drive to parks that are otherwise within a short distance.
- **Planned Parks – Pájaro Azul** Park **and Sunset Park:** Development of these sites will improve coverage in newly developing subdivisions, but they will not fully resolve gaps in older neighborhoods or areas isolated by barriers. Without larger-scale acquisitions or connections, underserved populations will remain beyond a walkable park.
- **Closing the most significant gaps –** Addressing these deficiencies will require:
  - Developing the City-owned parcel in northeast Boardman to provide a neighborhood park that reduces access gaps.
  - Safe pedestrian connections across I-84, the railroad, and industrial truck routes.
  - Pursuing long-term acquisition in South Boardman as City limits expand, with a focus on securing land for a community-serving park comparable in size to City Park.
  - Partnerships for land access with developers, the Port of Morrow, and other landholders to secure well-located sites.

Exhibit 1: Existing Level of Service - City & District Facilities

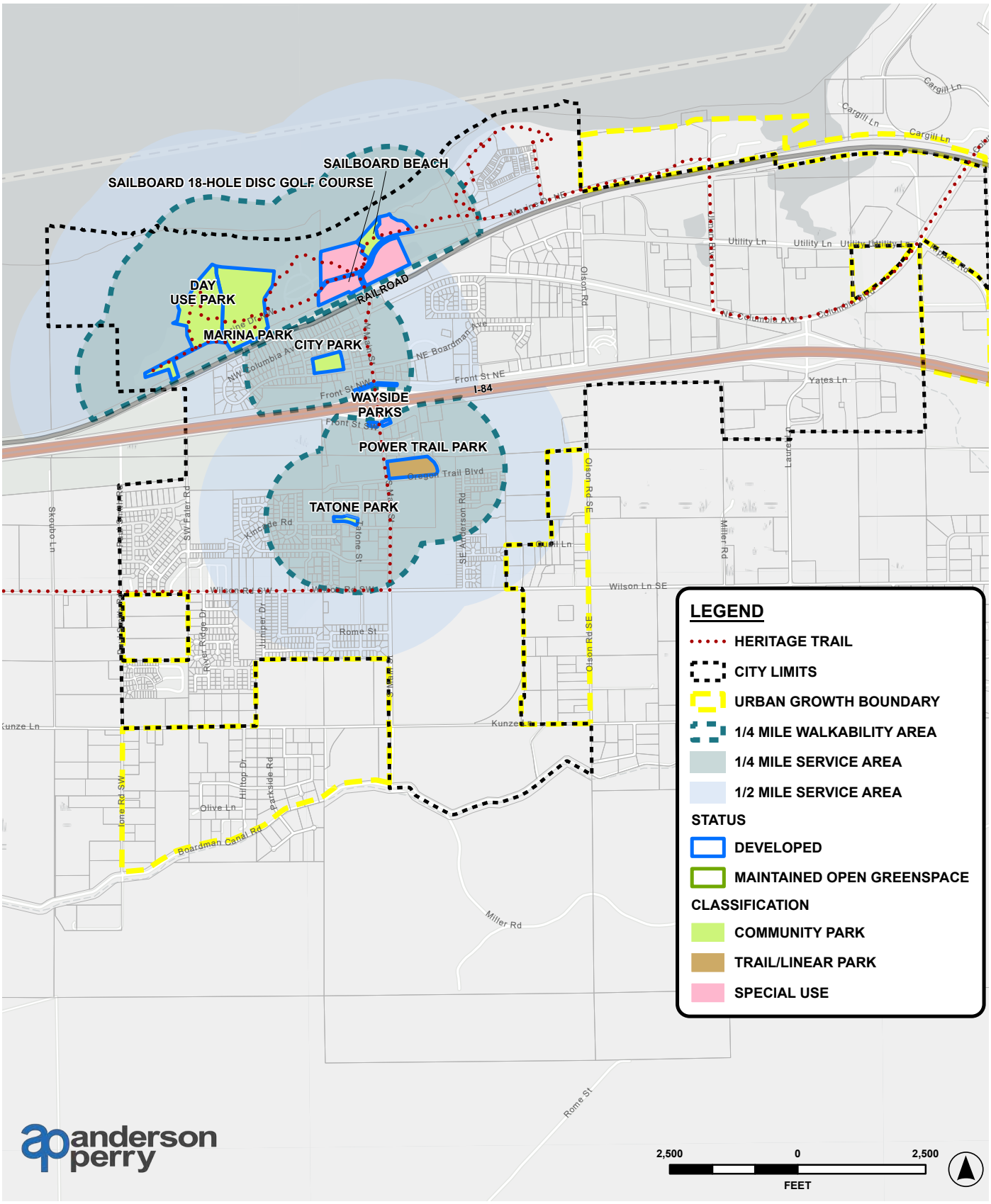


Exhibit 2: Proposed Level of Service - City & District Facilities

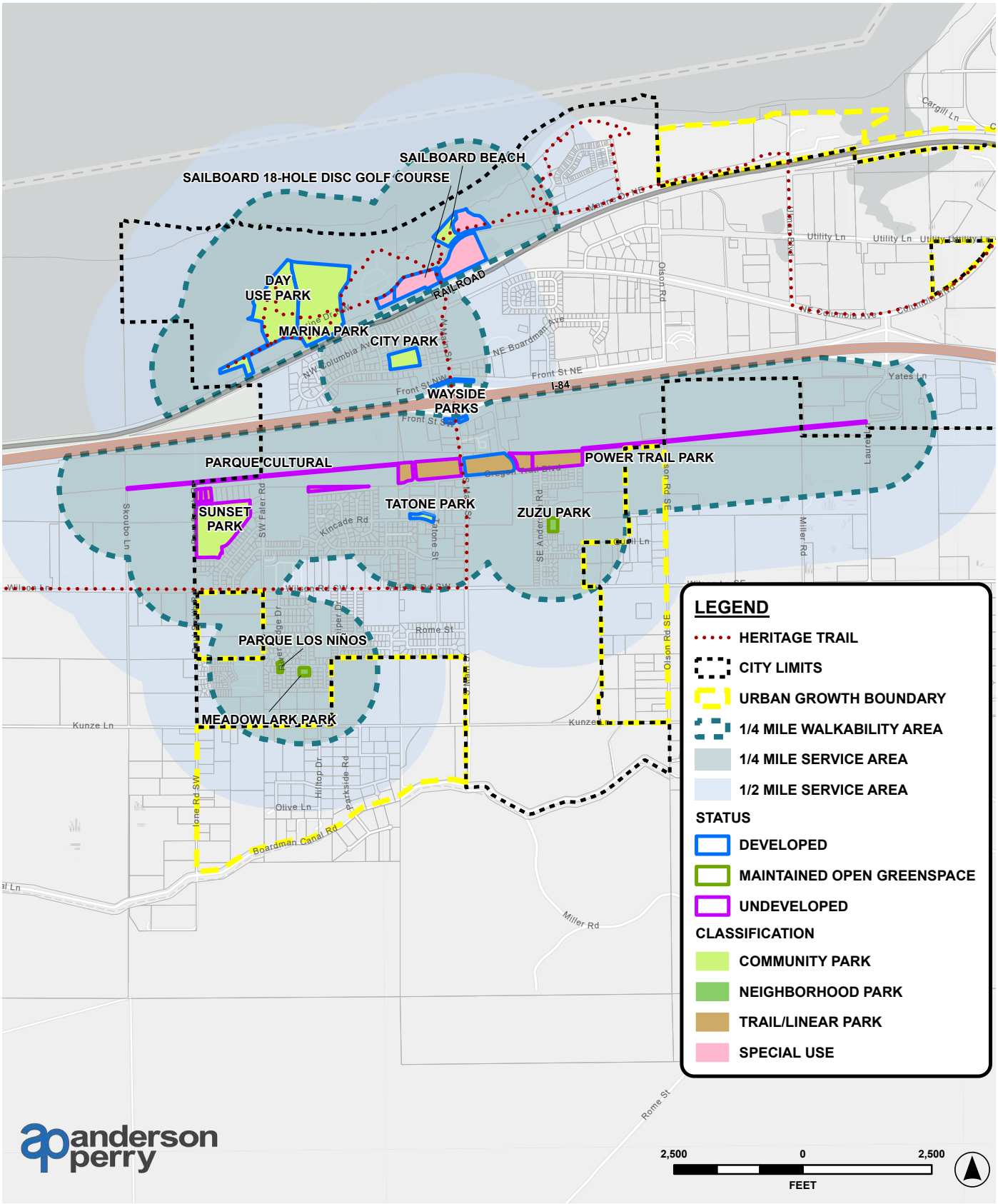


Exhibit 3: Existing Level of Service - All Public Recreational Facilities

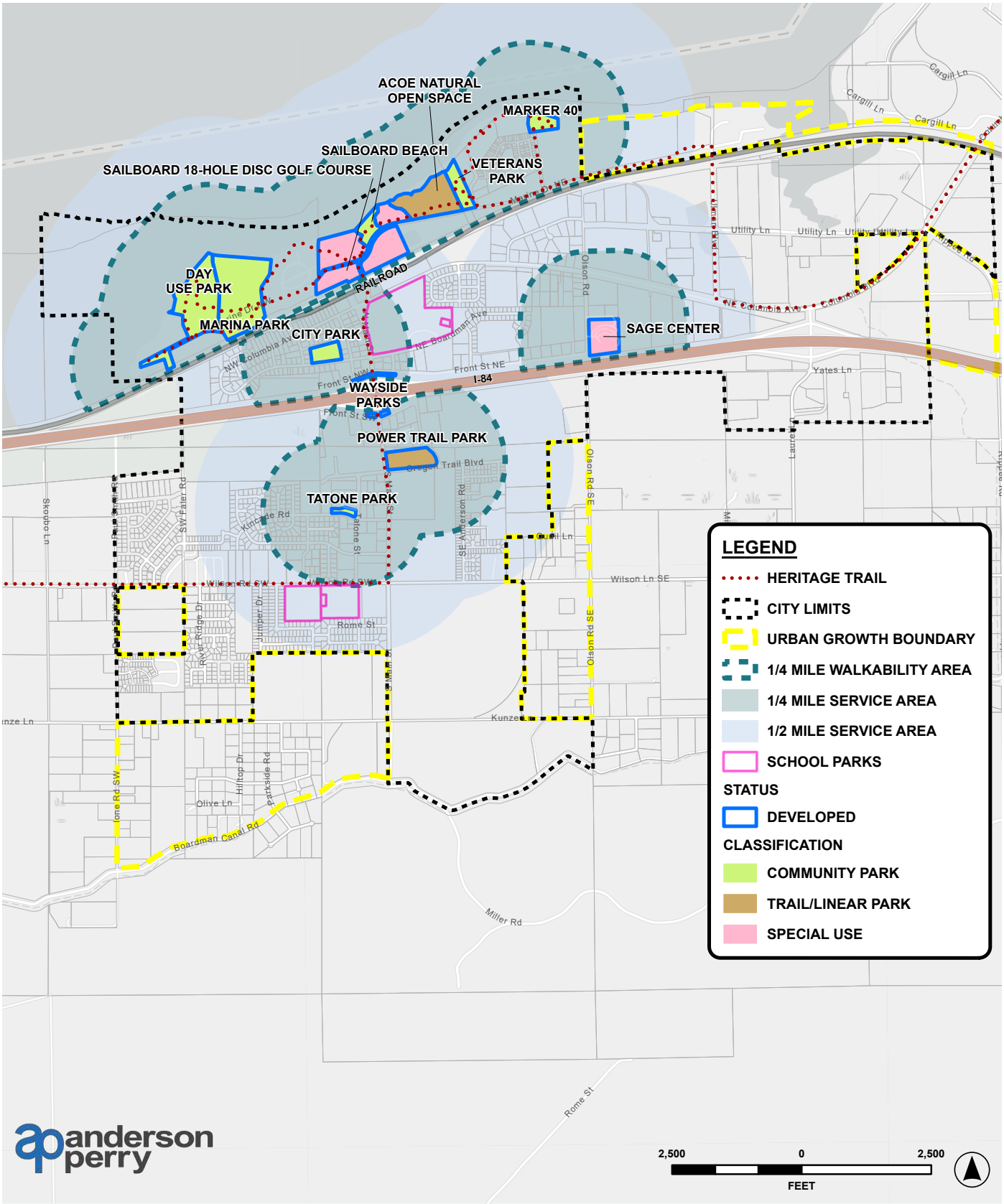


Exhibit 4: Proposed Level of Service - All Public Recreational Facilities

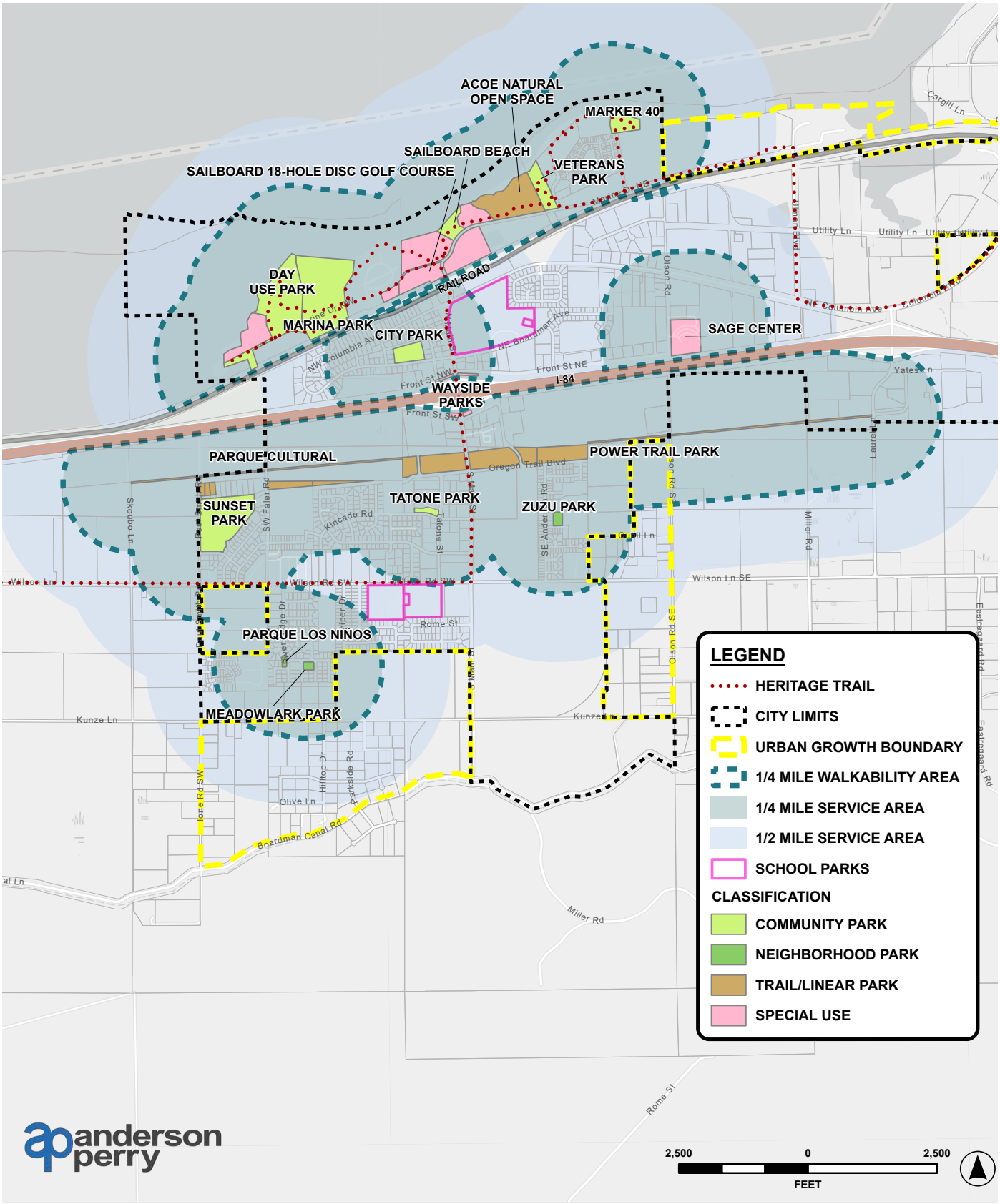


Exhibit 5: Existing System Gaps

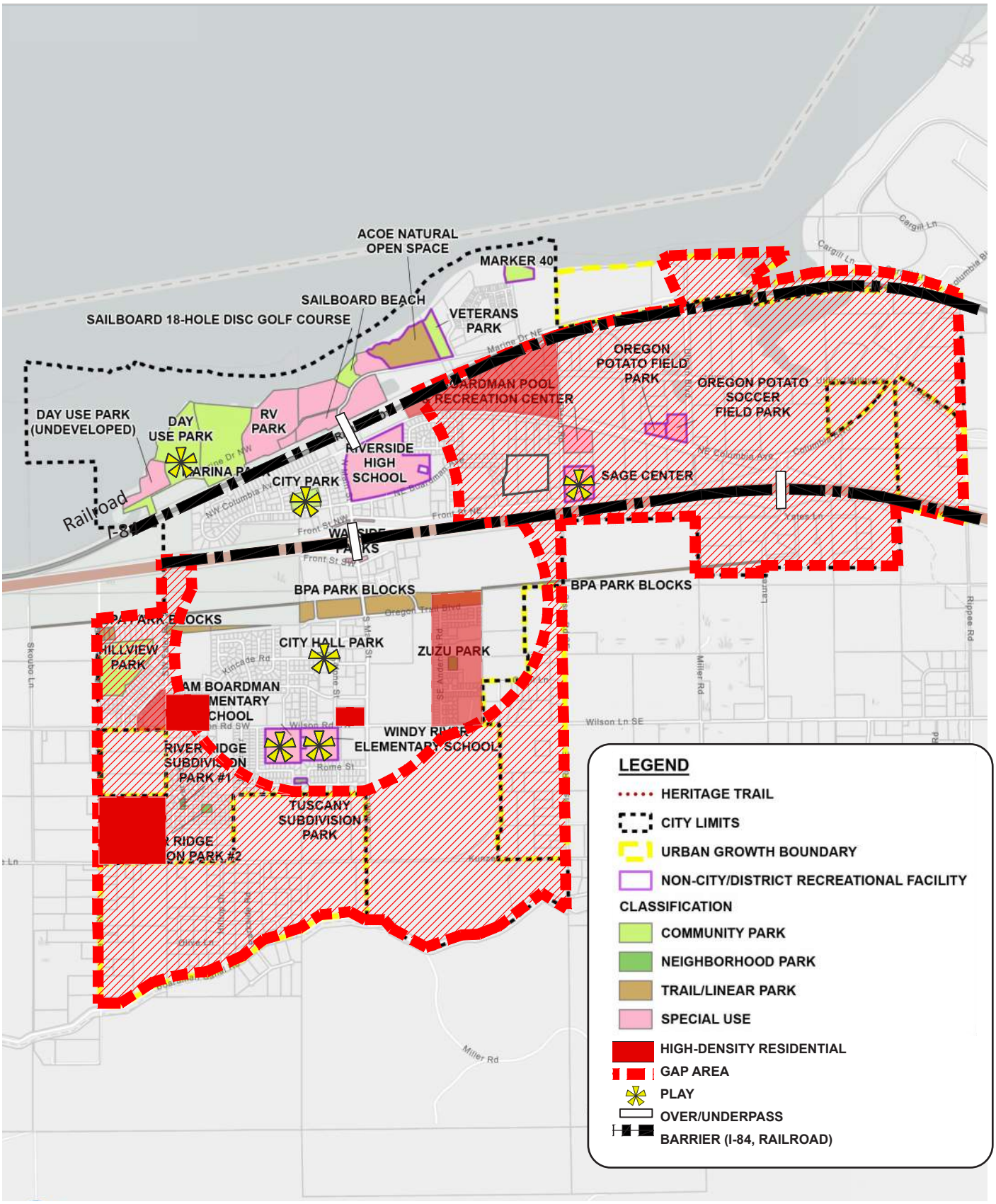
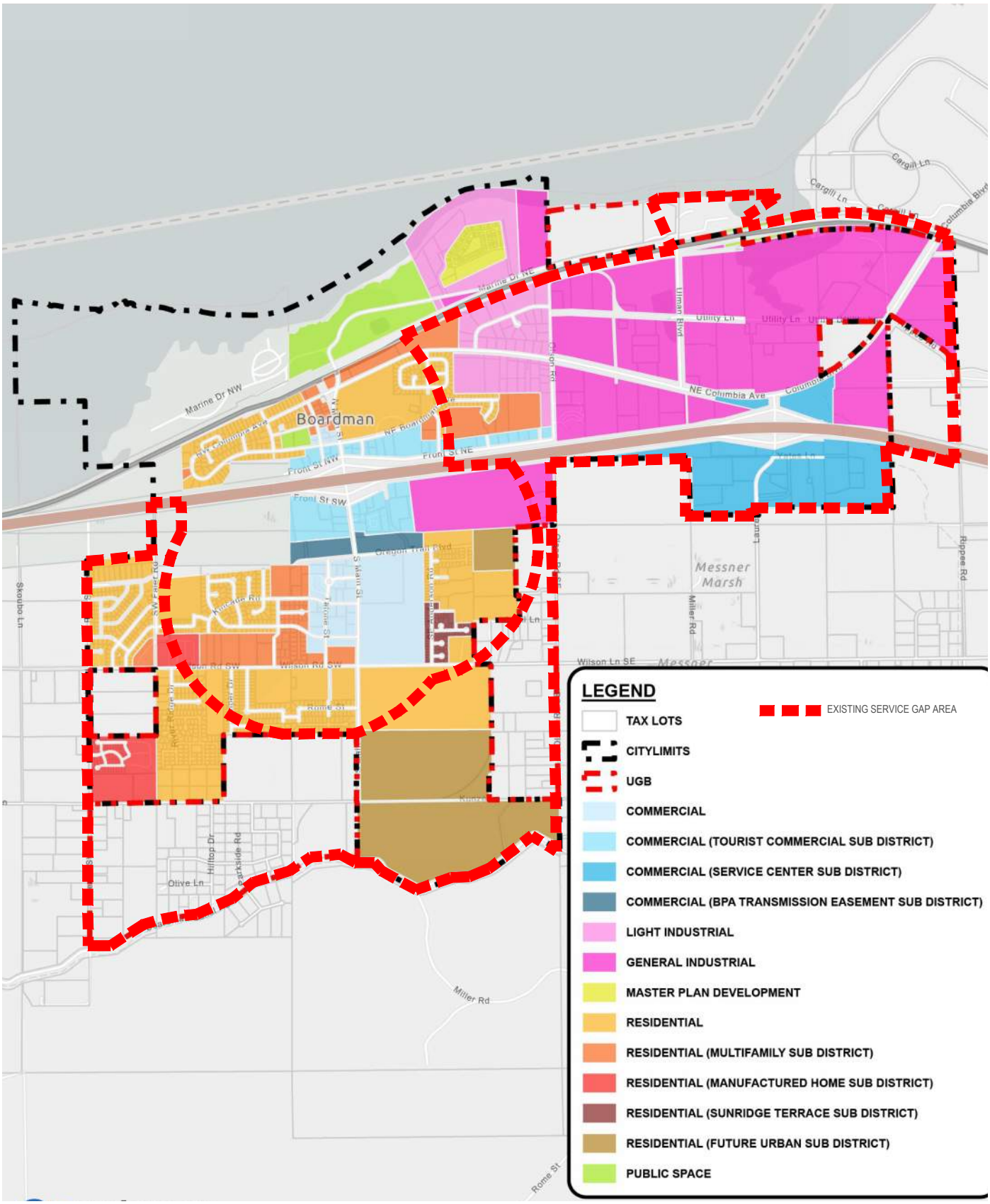


Exhibit 6: Existing System Gaps with Zoning Overlay



APPENDIX G:
PARK PLANNING CHECKLIST

PARK PLANNING CHECKLIST

The Park Planning Checklist provides a framework to guide improvements at individual park sites. It is designed for City and District staff, consultants, and partners to ensure that planning and design decisions reflect community values, system-wide priorities, and best practices. Each category highlights core principles that can be adapted to the scale and context of each park.

How to Use

- **New development:** Reference the checklist during programming and design to confirm essential elements are addressed.
- **Renovations:** Apply the checklist to identify gaps and opportunities for upgrades.
- **Project review:** Use the checklist to evaluate proposals for consistency with community priorities and standards.
- **Living tool:** Update as best practices and community needs evolve.

Play Areas

Safe, inclusive, and engaging play for all ages and abilities

Creating engaging, safe, and inclusive play areas is a core priority for Boardman's park system. Well-designed play spaces support physical activity, creativity, and social interaction for children of all ages and abilities. Community feedback emphasized the need for upgraded equipment, more shade, diverse play experiences, and designs that accommodate both younger and older children. In addition to meeting current safety and accessibility standards, future improvements should incorporate nature-based features, inclusive elements, and layouts that encourage intergenerational use. By investing in innovative play design, the City and District can ensure that each play area becomes a valued destination for residents and visitors alike.

Implementation actions:

- Provide separate structures for toddlers (ages 2–5) and school-age children (ages 5–12)
- Use poured-in-place (PIP) rubber surfacing to provide smooth, durable, and accessible play areas. Remove curbs and other barriers to improve universal access.
- Add shade structures and shaded seating near play areas.
- Install perimeter fencing where playgrounds adjoin roads, parking, or water.
- Connect playgrounds to restrooms, parking, and amenities with accessible pathways.
- Offer a diverse mix of play experiences that complement—not duplicate—existing facilities (e.g., SAGE Center, Boardman Elementary):
  - **Adventure Play** – climbing towers, obstacle courses
  - **Nature Play** – logs, boulders, water features
  - **STEM & Educational Play** – interactive, exploratory elements
  - **Sensory Play** – tactile, auditory, and visual features
  - **Creative Play** – imaginative structures, art stations
  - **Social Play** – group and cooperative elements
  - **Inclusive Play** – environments welcoming to users of all ages and abilities

Park Planning Checklist – At-a-Glance

Category	Checklist Items
Play Areas	☐ Include distinct age zones (2–5, 5–12) ☐ Accessible surfacing ☐ Provide shade (Trees/structures) ☐ Offer varied play experiences ☐ Safety measures near hazards
Park Furnishings & Site Amenities	☐ Apply furnishing standards consistently ☐ ADA-compliant and placed along accessible routes ☐ Prioritize Comfort (shade, proximity to use areas) ☐ Integrate culturally relevant and local identity elements
Access & Inclusion	☐ ADA site review and apply minimum ADA-compliant upgrades and design ☐ Stive to apply universal design strategies ☐ Culturally inclusive features ☐ Engage local disability advocates in review
Infrastructure for Events & Daily Use	☐ Provide event-ready infrastructure (power, water, lighting) ☐ Public Wi-Fi in key areas
Shade, Cooling & Climate Comfort	☐ Shade structures and tree planting ☐ Use drought-tolerant, climate-adaptive plantings ☐ Heat-reflective surfaces ☐ Cooling features with pet accommodations
Safety, Lighting & After Hour Use	☐ Pathway and Court Lighting (motion activated) ☐ Clear sightlines & vegetation management ☐ Signage with rules, address and emergency info ☐ Assign official site addresses and ensure emergency response access
Sports & Active Recreation	☐ Field/court repairs & upgrades ☐ Avoid artificial turf ☐ Add support amenities (shade, restrooms, and seating) ☐ Assess site for new amenities that have not been sited yet but a community priority (pickleball, skate park, bike skills, pump track, etc.)
Indoor Recreation Facility Evaluation	☐ Evaluate site for indoor facility
Parkland Acquisition and Development	☐ Evaluate opportunities to close service gaps through development of existing sites or acquisition of adjacent/underserved lands; consider trail connections, new amenity siting, partnerships, and long-term O&M feasibility

Park Furnishings and Site Amenities

Comfortable, consistent, and accessible elements for daily use

Consistent, accessible park furnishings enhance comfort, safety, and usability for all visitors. A cohesive design approach helps unify the park system, makes spaces feel cared for and intentional, and reflects Boardman's unique identity. Upgrading outdated or mismatched elements also reduces maintenance needs and invites longer, more enjoyable visits.

Implementation actions:

- Apply the adopted Park Furnishing Standards when replacing or installing furnishings.
- Prioritize new furnishings in parks that currently lack adequate seating, gathering areas, or comfort features.
- Add shaded seating and picnic areas near high-use amenities like playgrounds, sports fields, and trails to support longer visits.
- Ensure furnishings are ADA-compliant and located along accessible paths.
- Integrate culturally meaningful design elements—such as a new piñata stand to replace the beloved "piñata tree" at Day Use Park—and explore furnishings that reflect local traditions and community identity, in alignment with public art goals.

Access & Inclusion

Welcoming people of all ages, abilities, and backgrounds

Meeting minimum **ADA-compliant requirements** is a fundamental priority for all City- and District-managed parks and facilities. However, Boardman can go further—integrating universal design principles that create spaces usable, comfortable, and welcoming for people of all ages, abilities, and cultural backgrounds. By building beyond code requirements, the City and District can ensure that investments serve the widest possible range of users.

Implementation actions:

- Conduct a site-specific ADA review and identify barriers to access.
- **Apply minimum accessibility design standards and strive to apply universal design strategies (see callout box: Accessibility & Universal Design Strategies).**
- Engage local disability advocates to inform priorities and review key projects for usability.
- Incorporate culturally inclusive features that reflect community traditions.

Callout Table: Accessibility & Universal Design Strategies

When applying the Access & Inclusion standard, consider the following strategies for common park design areas:

Design Area	Accessibility & Universal Design Strategies
Playgrounds	Use firm, impact-attenuating surfacing (e.g., poured-in-place rubber); include ramps, transfer platforms, and accessible ground-level features.
Parking & Drop-off Zones	Provide accessible parking, including van-accessible spot(s); locate drop-off zones near major amenities
Restrooms	Ensure restrooms have adequate turning space, grab bars, lever-style handles, and clear approach routes from parking and pathways.
Pathways & Surfacing	Build wide, slip-resistant routes (≤5% slope) with smooth transitions; connect all major amenities; use firm, stable, slip-resistant surfacing in activity areas.
Programming & Events	Provide integrated accessible seating and clear routes to shelters, performance areas, and temporary sites (e.g., seasonal programs, stages, pop-up markets).
Seating & Furnishings	Install benches with back/arm support and companion space, ideally in shaded areas near key park features and with clear approach areas.
Water & Shoreline Access	Provide multiple accessible entry points for different abilities, such as boarding piers, kayak launches, fishing platforms with accessible rail openings, and seasonal beach mats or transfer systems. Ensure seasonal solutions are installed on schedule.
Nature Viewing	Build firm, accessible platforms with edge protection; include tactile, high-contrast interpretive signage.
Signage, Wayfinding & Information	Use consistent bilingual signage with braille, tactile characters, and universal icons onsite, and provide detailed accessibility information online ("Know Before You Go" approach per Access Recreation) to help visitors plan.
Lighting for Safety & Comfort	Add lighting along key accessible routes, especially between parking, restrooms, and major amenities, to improve nighttime usability
Campgrounds	Designate accessible sites with firm surfaces, accessible furnishings (tables, fire rings, water access), and proximate restrooms and utility hookups.
Emergency Access	Ensure emergency evacuation routes from accessible amenities are also accessible.
Participation in Review	Use an accessibility advisory group or local disability advocates to test and review new facilities.
General Design Practice	Apply universal design in all projects to meet a broad spectrum of physical, sensory, and cognitive needs, including quiet, shaded, or low-stimulation spaces to support neurodiverse users and those seeking respite.
Maintenance as Accessibility	Ensure routes, surfaces, and features are regularly inspected and maintained for accessibility (e.g., repair erosion, remove obstructions, level surfacing).

Reference Resource: *Oregon Parks and Recreation Department Accessibility Transition Plan*: The state's internal strategy for assessing and addressing barriers in existing facilities, ensuring continuous progress toward accessible spaces.

Infrastructure for Events & Daily Use

Improve infrastructure to support community events and seasonal programming.
As Boardman's parks host more community events and seasonal activities, reliable infrastructure is essential for smooth operations. Enhancements to power, lighting, water, and connectivity will expand event capacity, reduce setup challenges, and improve the experience for both participants and organizers. These investments also benefit day-to-day park use by providing convenient access to utilities and technology.

Implementation actions:

- Upgrade electrical service in key gathering areas such as pavilions and performance spaces.
- Provide utility hook-ups (power, light, water) to support temporary uses during events and programs.
- Consider adding public Wi-Fi in popular park areas to support digital access, event coordination, and visitor engagement.
- Incorporate infrastructure improvements into broader site planning to minimize future retrofits and disruptions.

Shade, Cooling, and Climate Comfort

Expand shade and cooling to support year-round comfort and sustainability.
Extreme heat can limit park use—particularly for families with young children, older adults, and individuals with health concerns. A balanced mix of trees, shade structures, and climate-adaptive features can reduce heat exposure, improve comfort, and encourage year-round use. Integrating these strategies into new projects and retrofits will also support long-term sustainability.

Implementation actions:

- Prioritize shade at high-use areas, including playgrounds, sports fields, seating areas, gathering spaces, and key trail segments.
- Install shade structures such as pavilions, sails, or awnings in areas lacking mature trees, and as interim solutions while new plantings establish.
- Use drought-tolerant, deep-rooting trees appropriate to local soils and nearby pavement; incorporate root barriers and deep-watering systems to protect infrastructure and promote tree health.
- Use drought-tolerant, climate-adaptive plantings throughout landscaped areas.
- Provide shaded seating and rest stops along trails and at recreation hubs.
- Incorporate reflective or pervious surfacing materials to reduce ground heat.
- Add cooling features such as misters, drinking fountains, and shaded furnishings at popular activity areas.

Safety, Lighting & After-Hours Use

Enhance visibility, security, and evening access across the park system

Safe, well-lit parks with clear signage and open sightlines encourage responsible after-hours use, reduce vandalism, and improve emergency response. Targeted improvements to lighting, vegetation management, and access clarity will help ensure that parks remain welcoming and secure during extended hours, particularly at high-use or harder-to-monitor sites.

Implementation actions:

- Install pedestrian-scale lighting along high-use trails, sports courts, gathering areas, and primary park entries.
- Use motion-activated, dark-sky-compliant fixtures to enhance safety while reducing glare, light pollution and energy use.
- Manage vegetation to maintain open sightlines, eliminate concealed areas, and keep emergency access routes clear.
- Define formal park entrances with clear signage displaying hours, rules, addresses, and emergency contact information.
- Assign official addresses to all park sites to support emergency dispatch—even if not publicly posted.

Sports and Active Recreation

Improve field conditions and expand recreation amenities to meet growing demand.

Access to quality public sports fields is limited, with the privately-owned Oregon Potato Field serving as the only site for adult leagues. Because this facility is not City- or District-owned, it is not a secure, long-term sports field asset. Residents emphasized the need more places to play—especially well-maintained fields and expanded recreation options beyond traditional sports.

Implementation actions:

- Expand field capacity for youth and adult sports leagues
- Improve existing fields and courts with seasonal maintenance modeled on school standards (e.g., clay replenishment, weed control).
- Avoid synthetic turf due to wind and dust conditions.
- Add amenities such as shade, seating, restrooms, and lighting at high-use recreation sites.
- Identify locations for new recreation features such as pickleball courts, a skate park, pump track, and bike skills area.
- See Future Amenities Requiring Siting for community-identified facilities not yet located within the park system.

Indoor Facilities and Recreation Access

Expand and improve access to year-round indoor recreation.
For every major park development or redevelopment project, evaluate the site's suitability for accommodating a year-round indoor recreation space. This practice ensures that potential opportunities are not overlooked and aligns facility planning with long-term indoor recreation goals (see Chapter 11 for related policy direction).

Evaluation considerations include:

- Proximity to residential neighborhoods and service areas
- Parking availability and access to transit or trails
- Compliance with ADA and universal design standards
- Compatibility with adjacent land uses and zoning
- Opportunities to integrate with existing or planned recreation amenities

Parkland Acquisition and Development

When planning for future park needs, prioritize developing existing dedicated park sites and acquiring land in underserved areas. Evaluate opportunities adjacent to BPA easements or other constrained lands, and use tools such as parkland dedication, SDCs, and public-private partnerships to expand the park system (see Chapter 11 for related policy direction).

Evaluation considerations include:

- Development potential of existing dedicated parkland (e.g., Parque Los Niños, Meadowlark Park, Sunset Park, Sunset Park) to close service gaps
- Acquisition opportunities in areas with service gaps or adjacent to sites with development restrictions such as the BPA corridor to expand usable recreation space and critical amenities.
- Partnerships or co-investment opportunities with developers, agencies, or private landowners
- Long-term maintenance and operational feasibility of new acquisitions

APPENDIX H: OPERATIONS ASSESSMENT AND O&M TOOLS

Prepared by ECOnorthwest

with support by Shapiro Didway

October 13, 2025

Reformatted for inclusion as part of the Boardman Parks & Recreation Master Plan.

H.1 OPERATIONS ASSESSMENT

The Boardman Parks Master Plan will serve as a tool for Boardman to build, maintain, and enhance its parks, open spaces, and recreation service programming efficiently and cost effectively. ECOnorthwest is supporting Shapiro Didway, the City of Boardman, and the Boardman Park and Recreation District (BPRD) to create a plan that will establish service levels and priorities consistent with the Boardman community's values of stewardship: consciously investing in parks and natural spaces while continuously preserving and protecting them to benefit future generations.

The Master Plan synthesizes relevant information relating to current conditions, including management practices of the City's and District's parks, open spaces, and other natural resources, and its provision of recreation services. This memorandum provides an overview of current management practices and allocated resources, including the roles and responsibilities of the City and BPRD in policy development, operations, and facilities management. This assessment includes:

- **Current Service Delivery Summary:** Including an overview of:
  - Organizational structure;
  - Vision and goals;
  - City and Park District budgets;
  - Review of the assets being maintained;
- **Best Practice Considerations** for improving public service delivery; and
- **Recommendations:** Strategies for cost-effective improvements supported by best practices

Boardman Current Service Delivery Summary

Parks and open spaces provide value to communities in a variety of ways. Access to nature has a range of benefits for community members including promoting public health, encouraging environmental stewardship, and building social cohesion. Trails, fields, and other facilities can provide necessary space for physical activity and relieving stress that can enhance health outcomes, while also creating community gathering spaces. Natural systems also work to reduce temperatures in cities, counter urban heat island effects (even in smaller cities like Boardman) and perform other functions like stormwater management and carbon sequestration. With this wide range of functions, parks provide valuable social and physical infrastructure to strengthen community resilience.

Boardman has a history of delivering high-quality parks and open spaces to benefit residents. It largely does so through a partnership between the City and BRPD, with the Port of Morrow also providing supplementary recreation services in the area. This partnership is now undertaking this Parks Master Plan to build upon its prior strategic planning efforts that prioritize tangible improvements to its park infrastructure. The 2025 Capital Improvement Plan outlines several key projects, including the City's development of the Bonneville Power Administration Greenspace, a City-led plan to transform 39 acres of underutilized land into a vibrant public space featuring multi-use paths, grassy areas, a dog park, and a public restroom, enhancing the city's green footprint and providing residents with additional recreational opportunities. This and similar projects underscore Boardman's dedication to creating accessible, high-quality parks that contribute to the community's quality of life and environmental sustainability.

City of Boardman Mission and Structure

The City of Boardman operates under a council-manager form of government, which combines political leadership of elected officials with the professional management of an appointed city manager. The City is governed by a City Council with six Councilors and one Mayor, who each serve four-year terms (elected on a staggered cadence) to collaboratively approve budgets, adopt city laws, and set policy.

The City Manager acts as the chief executive of the city and serves at the pleasure of the council to implement the council's policies and manage the day-to-day operations of the city and its various departments. The City also works with the department heads and finance director to prepare the annual budget, advise the council on policy matters, and ensure services are delivered efficiently.

VISION AND GOALS

The following vision and goals are drawn from the City of Boardman's adopted Strategic Plan.

COUNCIL MISSION

"The Boardman City Council believes responsible leadership is built on principles of transparency, communication, integrity, and the desire to serve our citizens with the shared goal towards the betterment of our community.

We will actively listen, involve, and work together to foster growth and prosperity for the good of all residents. Through unified actions, we believe small towns can realize big dreams".[1]

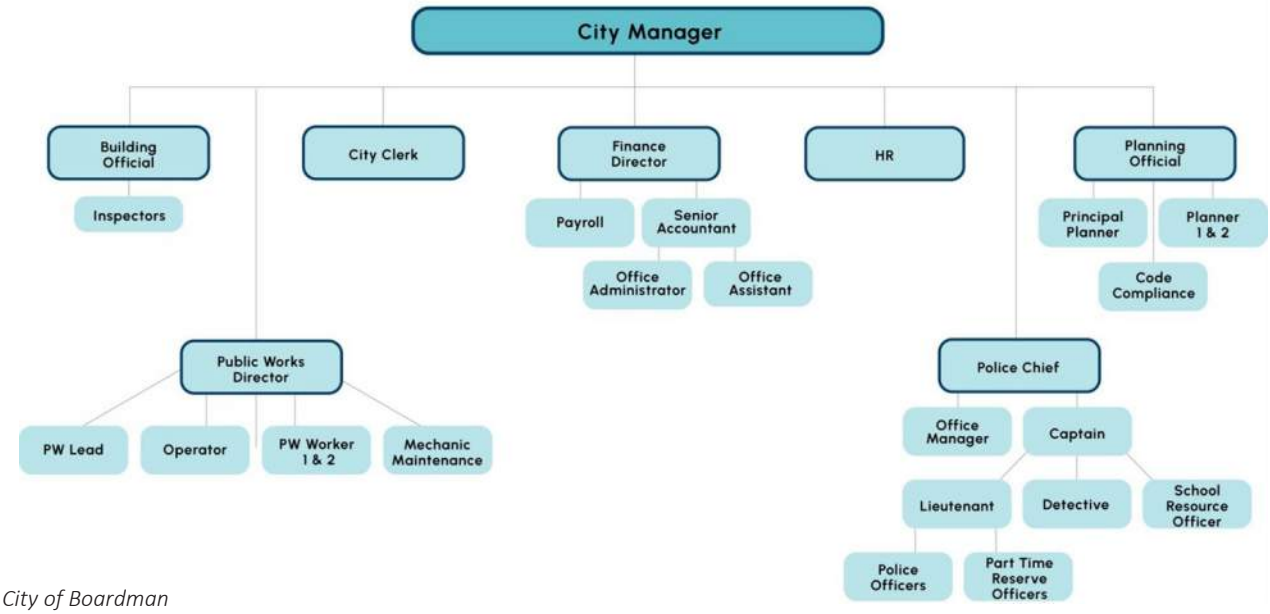
STRATEGIC PLAN GOALS

- Expand shopping and service opportunities
- Provide a full range of housing options
- Support modest, sustainable growth while retaining the City's small-town feel
- Provide adequate public facilities and services
- Build on natural resources and other assets

ORGANIZATIONAL STRUCTURE

To achieve its vision and goals, Boardman is organized with seven department and administrative heads managing specific functional areas as shown in Exhibit 1: the Building Department, Public Works, City Clerk, Finance Director, Human Resources, Police Department, and Planning Department. Boardman also coordinates with Morrow County for certain regional services.

Exhibit 1. City of Boardman Organization Chart



Source: City of Boardman

1 City of Boardman

Boardman Park & Recreation District Mission and Structure

The BPRD is a local government Special District which was first established in 1967, and is governed by a five-member elected Board of Directors. [2] It was originally established to lease a-126-acre parcel from the U.S. Army Corps of Engineers into today's RV Park and four dayuse parks linked by a 2.2-mile multiuse trail. District offerings have expanded to include a 43,000-square-foot recreation center opened in 2017.

MISSION AND VALUES

The following statements are drawn from the Boardman Park & Recreation District's adopted Mission Statement and organizational guiding principles.

MISSION STATEMENT

Enriching our community by fostering safe and enjoyable recreational experiences within well-maintained parks and facilities.

VISION STATEMENT

To provide a safe, clean environment for the community to enjoy recreation.

VALUES

We show dedication through hard work and teamwork.
We work collaboratively with taxpayers and community stakeholders to offer events, sports, and facilities while ensuring fiscal responsibility with the funds entrusted to the District.
We provide the best customer service possible.
We mentor those who work among us to become community leaders.

WORK MOTTO AND PILLARS OF SUCCESS

"Go with the flow and make each patron feel they are the most important person we saw that day!"
The District's operational focus is organized around seven pillars of success: Fiscal Governance, Community Connections, Staff Performance, Marina and RV Park, Pool and Rec Center, Events, and Sports.

These values and guiding principles reflect the District's commitment to providing safe, inclusive, and welcoming opportunities for all residents and visitors to enjoy the outdoors and community life. Its slogan—"Play, explore, fish, and more!"—captures this spirit of recreation and connection.

ORGANIZATIONAL STRUCTURE

The District is financed through a permanent tax rate of $0.2989 per $1,000 of assessed property within the district boundaries, which includes the entirety of the City of Boardman and surrounding areas.

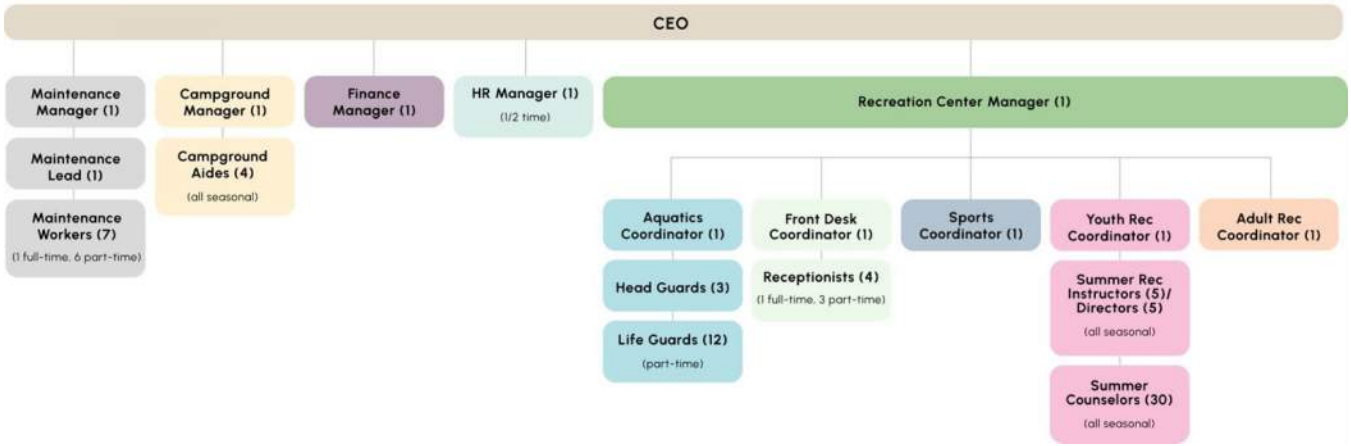
The Campground Manager and Rec Center Manager each report to the District's Chief Executive, as do the Maintenance Manager, Finance Manager, and HR Managers, as shown in Exhibit 2. The district supplements its regular staff with seasonal and part-time workers as needed.

In general, the Maintenance, Finance, and HR / Marketing Divisions support the operations of the key District assets: the Campground and Recreation Center. The Campground Manager and Booth Workers provide operations and staffing to the RV Park and Campground, while the Rec Center staff, comprising the Sports Coordinator and Sports Aide, Aquatics Coordinator and Life Guards (including Head Guards), Front Desk Coordinator and Assistants, and Recreation Coordinator, Recreation Aide, Summer Rec Coordinator, Instructors/Directors, and Counselors provide recreation programming and operations and staffing to the Recreation Center.

2 Boardman Parks & Recreation District webpage: https://boardmanparkandrec.com/

Within the Maintenance Division, the District employs three full-time maintenance workers who provide year-round support for groundskeeping, custodial work, and facilities care. These staff are supplemented by six part-time seasonal employees, whose hours vary by season and operational need. On average, this seasonal workforce equates to approximately 1.5 full-time equivalents (FTE) when expressed annually. This staff total is also supplemented by contracted staff providing services commensurate with another roughly 0.5 FTE, bringing the District's total maintenance capacity to about 4.5 to 5.0 FTE.

Exhibit 2: Park and Recreation District Organization Chart Detail



Source: Boardman Park and Recreation District.

Budget Structure

This analysis primarily considers the City of Boardman's 2023-24 budget and the BPRD 2023-24 budget as a benchmark for the proportionate allocation of different funding sources towards Parks facilities and operations.

City of Boardman

The City of Boardman's Finance Department is responsible for managing all financial aspects of the city government, ensuring transparency, accountability, and prudent use of public resources. This includes overseeing budget preparation, financial reporting, revenue collection, utility billing, and expenditures. The department's mission is to support the City Council, city staff, and residents by providing accurate and timely financial information, ensuring compliance with state and federal laws, and maintaining sound fiscal policies.

Budgeting is a central function of the Finance Department. The city operates on a biennial budget cycle, carefully developed with input from various departments and ultimately approved by the City Council. The budget reflects the city's strategic priorities and outlines projected revenues and planned expenditures across all funds, including the general fund, enterprise funds (like water and sewer), and capital improvement funds. Annual audits are conducted by external firms to ensure that the city's financial statements are presented fairly and comply with Generally Accepted Accounting Principles (GAAP).

The City of Boardman accounts for its budget in nine separate funds whose names correspond with uses reflected in the fund name:

- **General Fund:** Supports essential services such as public safety, administration, and community services.
- **Water Fund:** Dedicated to the operation, maintenance, and improvement of the city's water infrastructure.
- **Sewer Fund:** Supports wastewater management and related infrastructure projects.
- **Garbage Fund:** Manages waste collection and disposal services.

- **Street Fund:** Allocated for street maintenance, improvements, and related infrastructure.
- **Building Fund:** Finances building inspections, permitting, and code enforcement activities.
- **Reserve Funds:** Set aside for future capital projects and unforeseen expenses.
- **Capital Project Funds:** Allocated for significant infrastructure projects, including the construction of new facilities and major upgrades.
- **G.O. Bond Debt Service Fund:** Handles the repayment of general obligation bonds issued for large-scale capital improvements.

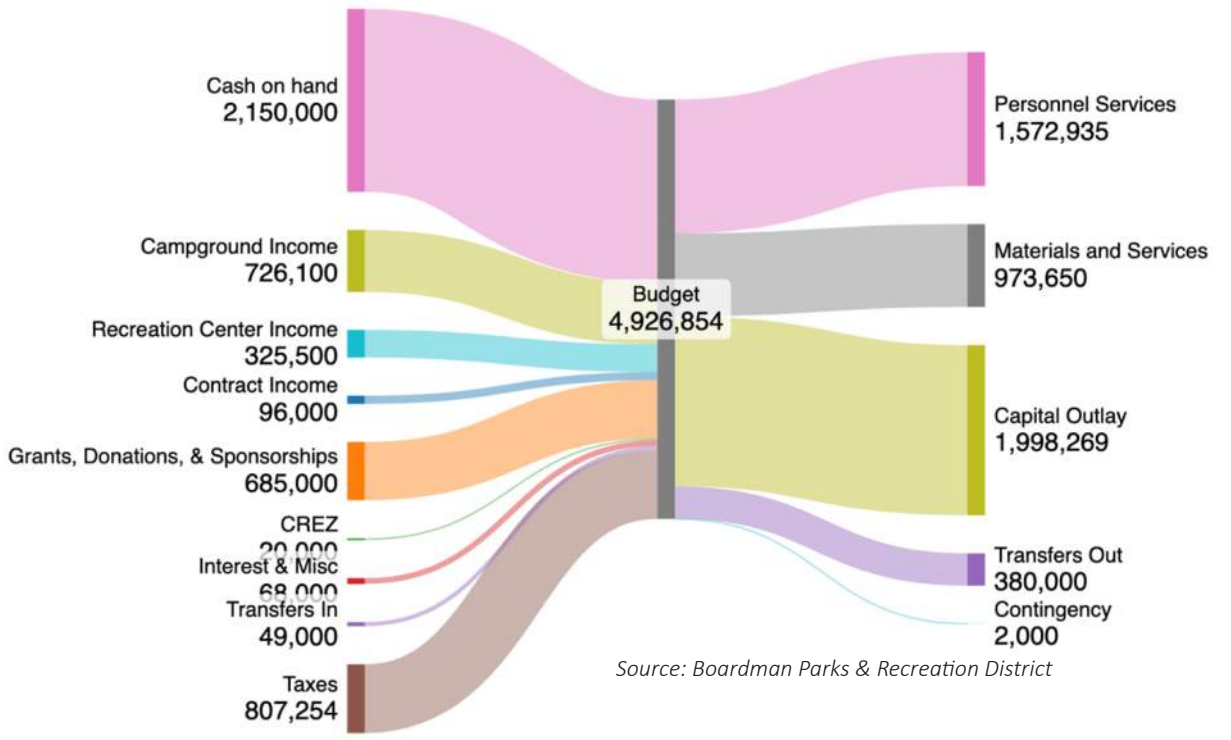
Aggregated across these nine funds, the City of Boardman overall budget (all funds) totals $76.1 million.

Boardman Park & Recreation District

For the BPRD, the general budget is comprised primarily of the costs of participant recreation programs, administration and staffing, facilities operations, and general maintenance which is funded primarily through ongoing sources like the District's local taxes, charges for services such as campground income and recreation center income, and grants, donations, and sponsorships. Other smaller sources come from contract income, the Columbia River Enterprise Zone, transfers, and interest and other miscellaneous sources. Nearly $2 million of the $4.9 million budget is allocated to capital outlay with the next largest use of funds going towards personnel services, as shown in Exhibit 4.

As shown in the budget sources shown below, taxes (at $807,254), campground rental income ($726,100), and grants, donations & sponsorships ($685,000) provide the largest sources of revenue, though the recreation center also provides sizeable revenue ($325,500). Unfortunately, the cost allocation methodology makes it difficult to ascertain the extent to which key revenue-producing park assets (such as the campground and recreation center) are recovering costs. A more disaggregated cost allocation is available but it merely separates out the "personnel services" category to salaries and payroll taxes and benefits, and the "materials and services" category to utilities, administrative, employee-related, programs and community outreach, and maintenance, but does not allocate costs to the specific revenue-producing park asset (i.e. campground or recreation center).

Exhibit 3: FY 2023-24 Boardman Parks & Recreation District Budget



Source: Boardman Parks & Recreation District

Maintenance of Assets

Boardman Park & Recreation District

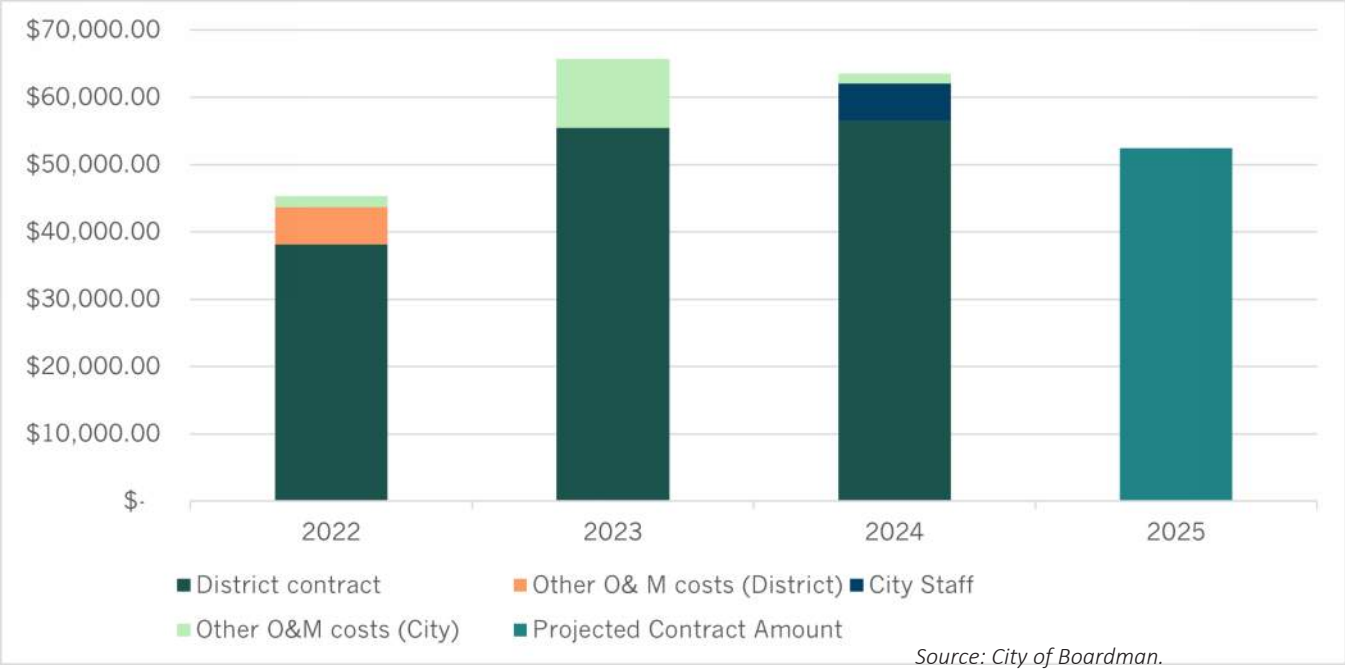
The BPRD manages its 43,000-square-foot recreation center with pool, basketball court, rock-climbing wall, and aerobics room, weight room, and multipurpose rooms, with recreation offerings including, exercise and aquatics classes, youth and Active Older Adult (AOA) activities, and rental spaces. In addition, the district manages over 126 acres of public lands including (4) free day-use areas with (1) softball field, (1) baseball fields, a basketball/volleyball court, (2) playgrounds, a sand volleyball, horseshoe pits, (2) restrooms, swimming areas, marina with boat docks and a 2-lane boat launch, (1) pavilion, small picnic shelters, a 2.2-mile paved walking trail, 73 spaces tent and RV public campground, and an 18-hole disc golf course.[3] In addition to its park and recreation properties, the District is also responsible for maintaining several other sites, including its administrative office, a residence, Department of Transportation (ODOT) ramps, and the Oregon Potato International (OPI) soccer fields (practice and regulation size

City of Boardman

As noted earlier, the BPRD maintained City-owned park assets for many years under a landscape maintenance agreement with the City of Boardman. District staff provided routine upkeep for these facilities—including the splash pad and other City park areas—with the City compensating the District annually in amounts ranging from $40,000 to $70,000, as detailed in Exhibit 6.

Beginning in 2025, this shared management approach has shifted. The City's Public Works staff has taken on the responsibility of providing O&M for city parks, utilizing a landscaping company to provide mowing and related services from spring through fall. This shift allows both the City and the District to focus on maintaining their own assets moving forward.

Exhibit 4: City of Boardman Expenditures for Landscape Maintenance



Source: City of Boardman.

3 Boardman Parks & Recreation District webpage: https://boardmanparkandrec.com/

Best Practice Considerations for Improving Public Service Delivery

Best practices for improving service delivery related to parks, open space, and recreation services can demonstrate how other public agencies have achieved efficiency gains in their service delivery processes. As the City of Boardman and the BPRD seek to enhance service delivery as part of the Parks Master Plan, recent literature on public policy and administration provides direction and options for consideration. Where possible, this section calls out areas Boardman is applying best practices and makes specific recommendations for actions either the City of Boardman or BPRD could undertake to improve. Site-specific operational issues relevant to Boardman are addressed in Appendix H.2: Site Maintenance Challenges & Best Practices.

Managing Natural Resources

Maintaining high-quality natural resources is a major component of parks and open space management, which includes specific considerations for sustaining complex ecosystems. These resources are delineated according to both natural phenomena (e.g. watersheds or topography) as well as human-made boundaries (e.g. developed parks or reserved natural areas). Natural resources often cross jurisdictional boundaries and can often require inter-agency, intergovernmental, or public-private partnerships.[4] Subsequently, management of natural resources typically requires both objective scientific measures (e.g. water quality testing) and accountability between institutions (e.g. intergovernmental agreements) to sustainably manage ecological systems, services, and their benefits to communities.

Emerging external challenges like climate change as well as changing state legislative rules will also require agencies to continue to adapt to different approaches to managing natural resources. Implementing measures to increase climate resilience and respond to state (or federal) level policies will require adaptable strategies from jurisdictions like Boardman. In this context, the City and Park District coordinates with agencies such as the Oregon Department of Land Conservation and Development (DLCD), which sets statewide land use policies and guidelines. Along with the City's Economic Opportunities Analysis, the City's comprehensive plan update is being developed in consultation with DLCD, providing a framework for how land is used and growth is managed, and also providing a framework from which all other plans such as the TSP and this Parks Master Plan are developed.

Boardman also coordinates with a wide range of other state and federal agencies, including the Oregon Department of Environmental Quality (DEQ) which regulates stormwater, and issues air and water permits to industry and municipal sewage treatment plans in the region, including those in Boardman, and also the Oregon Department of Fish and Wildlife (ODFW), U.S. Fish and Wildlife (USFWS), Bonneville Power Administration (BPA), and the Army Corps of Engineers for management of its waterfront, as well as the Bureau of Indian Affairs (BIA) which coordinates tribes who had historically inhabited the area, including the Yakama, Cayuse, Walla Walla, and Umatilla.

Measuring Improvements and High-Impact Activities

Measuring improvements to natural resource delivery can be done in several ways, which may sometimes require tradeoffs between different outcomes. Thinking through the types of services Boardman Parks provides, this analysis considers how to ensure high-impact activities are prioritized at a system level. These high-impact activities would be defined as those which optimize benefits to the community or be those that are early investments to allow long-term impacts.

Broad types of best practices for measuring improved service delivery include:

4 Dianna M. Hogan et al., "Urban Ecosystem Services and Decision Making for a Green Philadelphia," USGS Numbered Series, Urban Ecosystem Services and Decision Making for a Green Philadelphia, vol. 2014–1155, Open-File Report (Reston, VA: U.S. Geological Survey, 2014), https://doi.org/10.3133/ofr20141155, 8.

More efficient service delivery and resource allocation. Changes to service delivery methods that reduce costs, level of staff effort, and timelines can more efficiently use public funding and resources, and typically lead to a greater quantity of services provided. Efficiency in information systems and communication can also facilitate more clear and consistent internal coordination between partnering agencies and the public. Information, additional education, and leadership from the City and District on expectations can help provide consistency across land use types, both public and privately-owned. However, a greater volume of services provided does not necessarily guarantee other criteria like ecosystem services goals, quality, and equitable access.

BPRD already partners with the Port of Morrow's Columbia Works summer internship program, which is coordinated with the Eastern Oregon Workforce Board, to recruit seasonal maintenance interns and youth lifeguards. The approach enhances capacity and aligns with regional workforce-development goals.

Similarly, the City of Boardman transitioned to a hybrid maintenance model in Fiscal year 2025, combining in-house Public Works staff with private landscaping contractors, enabling cost savings and quality control for mowing, trail maintenance, and irrigation tasks.

To enhance these existing programs, the City and District may consider offering training incentives for staff and certifications and establishing tracking of maintenance costs by site. One approach might be a dashboard or maintenance management tool to track staff hours, equipment needs, and seasonal resource demands, or development of a long-term staffing and succession strategy, enabling retention of high service standards. Similarly, the City might consider including local students in civic and design decision-making, to foster a sense of ownership and promote future stewardship among youth. For example, the Master Plan recommends, and the City plans, to engage youth with the design of Zuzu park.

More equitable distribution of and access to services in the community. A more equitable distribution of public resources can address deficiencies within communities that have been historically underserved by public programs, investments, and processes. The tradeoffs between equitable outcomes (which may be more costly) and efficiency (which may be insufficient for addressing equity issues) can require a nuanced balance in service delivery from public agencies related to physical distribution, funding allocation, and specific criteria within programs and decision-making.

The City and BPRD are already intentionally employing bilingual staff to support inclusive program delivery and offer programming and services accessible to a board demographic, including families and youth.

To enhance these offerings, the City and District may consider offering affordable equipment rentals and providing scholarships or fee assistance to low-income families to reduce financial barriers, thereby expanding access to recreational opportunities. And the multilingual communication can be improved, through multilingual signage, website content, and outreach materials. The City and District can also support multicultural events and partnerships by collaborating with community-based organizations to offer culturally-relevant programming, such as a local powwow or heritage events that reflect the interests and ancestry of Hispanic, Indigenous, and other underrepresented groups.

Similarly, the City and District may consider deepening community engagement through targeted strategies for community members who may not participate in traditional engagement channels. Culturally-tailored engagement can help share more inclusive programming and park access. And after-hours access and safety enhancements such as investments in lighting, visibility, and secure park infrastructure, along with expanded hours for recreation and flexible scheduling, can better serve shift workers and the industrial workforce.

Higher quality ecosystem services and social benefits. Public-sector agencies are recognizing parks, trails, and open space as critical infrastructure. And improving services in the context of natural resources can mean improving outcomes directly for the ecosystem (e.g. air and water quality) and social benefits (e.g. recreation and improved health outcomes). Over time, leadership to prioritize these resources and guide policy relating to climate change will need to revise benchmarks for measuring these qualities, shifting toward indicators that reflect ecosystem health and community benefits. Agencies may define quality services differently, but have shared goals such as prioritizing native plants, protecting critical assets and resources like the urban tree canopy, or other metrics.

Natural zones already exist in several parks (along the trail system and at the disc-golf course) which provide habitat and reduce mowing needs, and tree planting has occurred recently, though more can be added, along with an expanded use of native and drought-tolerant plantings throughout the park system, particularly undeveloped park areas.

Although Boardman residents do seem to prefer expansive green lawns, the City and District can explore strategies to reduce water use in its maintenance of parks and natural areas, such as transitioning select low-use areas to drought-tolerant turf varieties, improving irrigation efficiency, or incorporating native planting zones at park edges or along streetscapes, applying a balanced approach to preserve the green aesthetic residents expect while advancing long-term sustainability goals.

Further, the City can strive to increase tree canopy and shade, particularly in neighborhood parks that lack coverage, and expand and enhance green infrastructure elements, such as bioswales, rain gardens, pervious surfaces, and other green infrastructure to manage runoff and support ecological function. Retrofitting existing swales with native or drought-tolerant plantings would improve habitat and reduce maintenance demands.

Future park development may also consider educational elements, such as demonstration gardens to showcase sustainable landscaping practices or educational signage to engage youth and other community partners to strengthen awareness and foster long-term environmental responsibility. Efforts can be measured with the implementation of specific benchmarks (such as for canopy cover) to track progress over time.

As Boardman works to improve its service delivery for natural resources, balancing greater efficiency, equitable distribution, and high-quality services will require a careful look at how to align community priorities of natural character features with activities in cooperation with partners to work towards the City's and District's commitments.

Recommendations for Cost-Effective Service Delivery Improvements

This memorandum focuses on improvements for service delivery related to management practices and allocation of resources towards parks, open space, natural areas, and recreation services. The recommendations below are organized around two key strategies, including strengthening collaboration with partner organizations, and aligning internal organization and metrics, including refining labor and cost allocation.

STRENGTHEN COLLABORATION WITH PARTNERS

Establish management standards that can give clear guidance to City and BPRD staff and private landowners to help meet the goals of climate resiliency, best management practices, and effective resource allocation. Consider a systems-based approach with minimal expectations for different types of land, including private landowners, HOAs, stormwater facilities, steep slopes, open spaces, trails, rights-of-way, wetlands, shorelines, and parks. This approach can improve consistency across public and privately owned land and help prioritize the most impactful practices to human and ecosystem health. Communicating these standards and the mutual benefits of a holistic approach to parks and open space should be a priority for the City and District between departments and private landowners and HOAs. Although the City and District may have more agency to change practices on publicly owned land, it can provide guidance and build relationships to increase participation from private partners. Examples include:

- **Facility and infrastructure standards** would ensure that play areas include age-segregated zones, inclusive features, and shade structures; that trails meet minimum width and ADA compliance requirements; and that furnishings and signage use consistent materials and include bilingual communication. Standards would also address climate comfort by requiring shade, cooling features, or windbreaks in new park projects.
- **Maintenance and operations standards** would guide routine practices such as mowing frequency, which would be set by park zone—for example, weekly for sports turf and seasonally for natural areas. Chemical use would be limited or phased out in favor of organic or mechanical controls. Standards could also define minimum trash collection frequency and require provision of recycling and compost bins in larger parks, as well as expectations for pathway lighting, visibility, and after-hours access.
- **Water and irrigation standards** would require efficient irrigation systems such as smart controllers and drip lines in all new and retrofitted sites, along with benchmarks to track irrigation consumption per acre. In addition, bioswales, rain gardens, and pervious paving could be incorporated to improve stormwater management
- **Vegetation and landscape standards** would emphasize the use of native and drought-tolerant plants in all new landscapes and retrofits, while defining where high-water turf is appropriate, such as athletic fields, and where low-water or naturalized areas should be prioritized. Standards would also set minimum tree canopy coverage by park classification—for example, 30 percent in neighborhood parks—and establish proactive monitoring and removal requirements for invasive species.
- **Partnership and private land standards** would extend guidance beyond publicly owned sites. Voluntary standards could be offered to HOAs and private landowners for landscaping, tree planting, and stormwater management. Incentives or recognition programs could encourage adoption of these practices, and coordinated standards across jurisdictions could strengthen management of natural resource corridors, wetlands, and waterfront areas.

Establish agreements with sponsoring businesses and other partners for collaborative management of ecosystem services and recreational resources. Proactively engaging with businesses already supporting parks-like assets and establishing formal agreements can help to advance collective expectations and efforts to improve quality of life for residents and maintain ecosystems. While the City, District, and private landowners may have different sets of considerations for their operations related to natural resource management, this work should begin by identifying shared goals (like preventing spread of invasive species and providing recreational amenities). Creating foundational agreements can help the public sector and these private actors to work together (and can also be used as models for structuring agreements with nonprofits and other partners). Potential mechanisms include:

- **General written agreements.** Written agreements between public agencies and private or nonprofit partners often come in the form of memorandums of understanding (MOUs) which can lay out details for a variety of programming, maintenance, or other operations activities. While not necessarily binding, MOUs can help to provide a clear roadmap for cooperating with partners. In Boardman, written agreements could help to facilitate symbiotic relationships with other entities to provide park services.
  Such agreements would be particularly helpful with facilities such as schools, OPI and other soccer fields, and facilities maintained by the Port of Morrow, and maybe the “Field House” and indoor softball/baseball facility operated by the Boardman Chamber (BCDA), in addition to the easement agreement under the BPA power lines for development of a linear trail system, which will be known as “Power Trail Park” to the east and “Parque Cultural” to the west.

  - For more context and information on such agreements, the Project for Public Spaces[5] has summarized a spectrum of written agreements between nonprofits and public agencies, ranging from rigid, formal contracts to loosely defined arrangements. It shows how partners may use grant agreements to specify funding responsibilities—such as capital improvements or staff salaries—and ensure clarity, and notes that many nonprofits begin partnerships informally, but often transition to written agreements after changes in leadership or when issues emerge. Ultimately, this resource shows how written agreements can help stabilize and clarify roles, reducing the risk of miscommunication and strengthening long-term collaboration.

- **Payment-in-lieu agreements.** This type of voluntary agreement between taxing jurisdictions and other entities provides payments in exchange for park benefits even when they are not required. In some cases, payment-in-lieu agreements are used between cities and special districts or larger nonprofit organizations (like churches or universities) who are exempt from local fees or taxes but elect to contribute because of mutual benefits of adjacent park space. These agreements can also be used with developers who are providing park facilities on private land but wish to pay an agreed upon amount to public entities for cooperative maintenance or other costs.

  - For more context and information on such agreements, Resources for the Future's report Paying for State Parks[6] includes a Payment in lieu of section (pages 21-22) which notes the voluntary nature of PILTs (which the RRF report refers to as "PILOTs", demonstrates the ways PILT funds can support local park operations or infrastructure, but also notes that PILT funds can be unpredictable, modest, and only feasible in areas with significant non-taxable land, making them an innovating funding mechanism in specific local contexts only.

- **Operations and maintenance agreements.** Similar to payment-in-lieu agreements, operations and maintenance agreements set out specific roles and responsibilities for cities and private or nonprofit partners. These are often established with mission-driven organizations to fill gaps in operating needs for specific facilities (like the example linked below for the Ann and Roy Butler Trail in Austin, TX).

  - The Austin, TX[7] example establishes a 25-year initial term—extendable by up to five successive five-year periods—with the nonprofit partner responsible for maintaining the park beginning with Phase I, and the option to assume additional park areas upon meeting performance, budget and community engagement benchmarks. It also outlines implementation documents for operations, maintenance, and staffing, requiring the partner to fund the operating expenses, while stipulating that the City retains oversight rights, and allowing the City to step in for emergency repairs, closures associated with health and safety reasons, and collaborating on arts, programming, and concession management to ensure public access and standards are upheld.

Expand staff capacity within the City or Park District to engage with private landowners, HOAs, community-based groups, and volunteers. Encouraging residents to participate in volunteer stewardship of the natural environment can be mutually beneficial both for participants and the City. Dedicating either a part- or full-time staff member to engage with these efforts can maximize capacity for stewardship at a lower cost while providing meaningful educational opportunities for community members and access to nature. It can also focus efforts on city-wide goals to maximize the impact for systems or areas of need.

Additional activities could include:

- **Maintaining parks and natural areas.** Many volunteer groups support cities with programs that help residents get involved in activities (e.g. removing invasive species or tree plantings) often through organized one-time events (like volunteer days) or ongoing relationships where a group may 'adopt' an area to maintain over time.

  The City already organizes a volunteer cleanup day every year, with snacks and lunch provided, and may consider augmenting this type of activity with BCDA, Port of Morrow, or area employers such as Amazon. It may further support the formation of neighborhood associations or informal resident groups to strengthen communication,

5 Source: https://www.pps.org/article/pppp-chapter4
6 Source: https://media.rff.org/documents/RFF-Rpt-Walls-FinancingStateParks.pdf
7 Source: https://services.austintexas.gov/edims/document.cfm?id=383497

organize local initiatives (such as cleanup days or park watches) to serve as liaisons between the community and City or BPRD. These groups could help guide park improvements, identify maintenance concerns, and foster a stronger sense of shared ownership.

  - For more context, information, and an example, the Friends of the Columbia Gorge[8] program organizes seasonal, half-day stewardship work parties where volunteers help restore habitat across Land Trust preserves and public lands in partnership with U.S. Forest Service, Oregon and Washington State Parks, and other agencies.

- **Beautification and clean-up.** Beautification and clean-up activities like litter/graffiti removal or installing new signage can be organized in a similar way to ecosystem maintenance activities, with targeted events or ongoing programs that help to keep public open spaces in good shape and welcoming to users.

  The City and District may consider engaging additional civic groups, such as BCDA or others as a potential partner to co-lead school and/or community projects.

  - For more context, information, and an example, SOLVE Oregon[9] is a Portland-based environmental nonprofit that mobilizes thousands of volunteers statewide to clean up litter, restore natural habitats, plant native species, and protect waterways across Oregon and Southwest Washington through a diverse range of community-led programs, emphasizing the fostering of shared environmental stewardship, with the aim to build a lasting legacy of community pride and environmental health.

- **Enhancing educational programs.** Volunteer programs frequently include educational opportunities for individuals to learn more about their ecosystem while participating in parks maintenance or beautification efforts. Working with mission-based organizations to augment existing recreation offerings can also help to expand opportunities to a wider range of community members for these services (e.g. by providing culturally-specific and responsive services). They also provide an opportunity for training community members to help with proactive efforts to identify or mitigate potential hazards or long-term stressors, as well as respond to a specific request by the community to include demonstration gardens and interpretive signage in the plan.

  - For more context, information, and an example, Portland Parks Community Partnership Program[10] contracts with community organizations to deliver targeted services such as soccer camps, teen programs, and land stewardship—supplementing grants and space access to strengthen park offerings. These service contracts are not grants, but paid arrangements directed by the Portland Park Bureau to fill identified community needs and enhance access to recreation, youth engagement, and environmental stewardship.

- **Advocacy and fundraising.** Consider a local Parks Foundation to provide volunteer capacity for a range of activities (like those listed above) as well as support for fundraising for park improvements and different types of advocacy to benefit parks.
  - For more information and examples, the Portland Parks Foundation[11] is the main philanthropic partner of Portland Parks & Recreation, working since 2001 to raise over $13 million and direct community and donor support toward park improvement projects, grants, leadership awards, volunteer celebrations, and public space initiative. Similarly, the Camas Parks Foundation[12] is a volunteer-driven 501(c)(3) nonprofit that enhances local parks, trails, recreation programs, and community events through financial support and hands-on volunteerism whose key initiatives include funding scholarships for youth and seniors, organizing events like Turkey Bingo and cemetery cleanups, invasive ivy removal through the Ivy League program, and supporting park improvements and community gatherings.

Create ongoing channels with state and county level partners. Cooperating with relevant partners from the State of Oregon and Morrow County can ensure both alignment with changing policies (e.g. statewide planning goals) and knowledge of new opportunities to expand capital facilities or programs (e.g. grants). State-level policies can

8 Source: https://gorgefriends.org/conserve-connect/volunteer-stewardship.html
9 Source: https://www.solveoregon.org/
10 Source: https://www.portland.gov/parks/cpp#toc-current-service-contract-partnerships
11 Source: https://www.portlandpf.org/
12 Source: https://www.camasparksfoundation.org/about

have both direct and indirect impacts on planning for park facilities. Patterns of new development and growth can necessitate different considerations for the location, size, and features of new park spaces to serve residents. Maintaining dialogue with these partners can help to proactively plan for future facilities as well as associated operating costs and staffing needs.

REFINE ALLOCATION OF LABOR AND OTHER COSTS TO SPECIFIC ASSETS AND PROGRAMS

Establish labor and cost codes to enable accurate cost allocation. Accurate allocation of labor and other costs to specific assets is essential for understanding the true cost of public investments and programs. When labor and other expenses are not correctly assigned, decision-makers risk underestimating or mischaracterizing the resources required to maintain critical assets and/or offer important community programs. Allocating these costs directly to assets helps to establish a clearer picture of the total life cycle and program costs, thereby improving transparency and enabling more effective financial planning.

Labor cost allocation also plays a critical role in evaluating asset performance and return on investment. By connecting labor inputs to particular assets, the City and BPRD can assess which investments require the most ongoing staff support and which yield greater efficiency. For instance, if the District were to allocate the maintenance, finance, HR, and marketing expenses by key asset (i.e. RV Park, Recreation Center, or other specific park), it can identify which assets require more maintenance (or finance, or HR) time—informing future programming and budgeting decisions.

Moreover, tying labor costs to assets supports better compliance with grant and funding requirements. Many capital projects funded through federal or state grants require documentation of how staff time contributes to specific deliverables. Proper labor allocation ensures agencies meet audit standards and maintain eligibility for future funding. This practice also enhances internal accountability and promotes equity in cost distribution across projects.

For example, when billing time or other specific expenditures, staff and contractors should assign codes by asset or park feature (e.g., “City Hall Grounds” vs. “City Hall Tatone Park Grounds”). This approach allows the City and BPRD to see exactly how much time is being spent on parks versus other public works functions, which specific features require the most ongoing support and enables policy- and decision-makers to make future investment decisions in alignment with community needs and values.

A simple cost allocation coding system could help distinguish park vs. non-park costs. An example framework is shown in the table below.

Exhibit 5: Cost Accounting Framework Example

Activity	Department	Cost Center Code	Notes
Lawn care – City Hall	General Govt.	GG-LAWN-001	Not a parks cost
Lawn care – City Park	Parks	PK-LAWN-001	Parks maintenance
Restroom supplies – Marina	Parks	PK-REST-002	Use consistent vendor coding
Lighting repair – Main St.	Streets	ST-MAINT-003	Track separately from park lighting
Tree removal – City Park	Parks	PK-ARBOR-003	Parks expense

Recommendation: Tag all labor/materials in the accounting system with a function-specific code (PK, ST, GG, etc.).

ALIGN OTHER INTERNAL OPERATIONS AND METRICS

In addition to improving labor and other cost allocation, providing clear policy and practices to guide operations and maintenance funding can help to ensure alignment with the City's and District's asset-management and programming goals.

Organize maintenance staff by asset type and train or hire champions to provide overall stewardship practices and goals. Organizing maintenance staff by asset type or system can better align internal structures with performance and help provide context for understanding the extent to which different assets recover costs. Additional considerations for natural features like tree canopy, soil, vegetation/habitat, and water may have their own set of best practice considerations for more efficient services systemwide. For example, invasive species removal to ensure healthy vegetation and overall habitat may apply to areas designated as parks, but also require maintenance on other publicly-owned lands, like lawns adjacent other City buildings, in public ROWs, along trails, or other areas. Either training existing staff or hiring new team members to align with these systems and champion stewardship across Boardman's parks and open spaces can also help to take a more holistic approach to implementing best practices.

The City may consider developing a Park Maintenance Manual, which might include staff references such as:

- Standard Operating Procedures (SOP)
- Maintenance frequency tables
- Preventative maintenance calendar
- Seasonal checklists
- Inspection forms/logs
- Staff-training timelines
- Requirements for O&M manuals and "as-built" drawings as part of project closeout
- Regular review and communication protocol

Each of these elements strengthens consistency, accountability, and long-term efficiency in operations. A preventative maintenance calendar ensures proactive tasks such as fertilization, resurfacing, pruning, and inspections are scheduled before issues become costly, tracked through visual or digital tools, and aligned with warranty timelines.

Standardized inspection practices provide clear expectations for staff and contractors. Industry checklists—such as PlayCore's high- and low-frequency playground inspection forms[13]—can serve as models, with similar forms developed for restrooms, docks, trails, sports fields, and other key assets. Requiring inspections to be signed, dated, and stored digitally in a standardized filing system strengthens accountability, improves record-keeping, and makes it easier to track recurring issues over time.

A strong **training and cross-training program** further ensures the manual is applied effectively. Seasonal onboarding with clear SOPs allows new staff to transition quickly, while cross-training prepares staff to handle multiple responsibilities. Manufacturer and contractor training should also be incorporated whenever new equipment, surfacing, or systems are introduced to ensure proper care and safety. **Regular review and communication protocols**—including quarterly staff check-ins and documenting seasonal lessons learned—help keep practices current and feed real-world experience back into budget planning and project design

Implement per-capita spending targets and tracking metrics to ensure adequate funding levels for maintaining high-quality park and recreation amenities that meet the needs of the community in Boardman and regional visitors. Other work includes an assessment of a number of metrics related to performance measures like per-capita

13 Source: https://www.playcore.com/resources/publications-guides/playground-maintenance

spending, per-acre spending, and acres per 1,000 residents that demonstrate both efficiency in parks spending and level of service. Tracking existing and new metrics alongside implementation of recommendations outlined in this section can provide a guide for the effectiveness of new measures, including the implications of indicators such as:

- **Per-Capita Spending.** In general, higher per-capita spending on parks often equates with more services offered proportionate to residents as the community grows. Setting targets to increase per-capita spending can show progress towards providing more services. However, measures to improve efficiency can also reduce spending per capita while still offering high-quality parks and open space. Tracking of per-capita spending should consider where changes are occurring within the Parks budget. For example, if coordinated volunteer efforts are reducing the cost of maintenance activities, this reduction may lower per-capita spending but free up resources for other initiatives.
- **Acres per 1,000 Residents.** Compared with national averages for comparable nearby cities, Boardman has a high level of service in parkland acres per 1,000 residents which contributes to its high quality of life. As Boardman continues to grow, it will be important to expand its parks and open space facilities in proportion with population (which is anticipated with notable employment projections).
- **Related Metrics.** In addition to direct parks metrics, working with other departments or agencies to track correlations with related indicators like public health can help to understand the impact of parks and open space. For example, a better understanding of the proportion of the population susceptible to obesity, developing diabetes, heat-related illnesses, or other chronic conditions, and the extent to which a robust park system can help reduce the population's risk to these conditions will improve the population's general well-being and lower health care and related costs.

For more context and information, the Trust for Public Land[14] compiles comprehensive data on parks in the 100 most populous U.S. cities, including park acreage, amenities, staffing, spending, and volunteer engagement. For smaller cities and towns, the Trust also maintains its ParkServe database. In addition the National Recreation and Parks Association[15] has compiled data from over 900 U.S. park and recreation agencies on 27 essential metrics related to facilities, programming, staffing, budgeting, and funding, noting that the "typical" agency:

- Maintains roughly one park per 2,400 residents;
- Maintains about 10 to 11 acres of parkland per 1,000 residents;
- Employs around 8.6 staff per 10,000 residents, with nearly half of those staff (46 percent) dedicated to operations and maintenance, or about 4 operations and maintenance staff per 10,000 population served;
- Spends about $103 per capita annual on operations
- Has operating expenditures of roughly $8,600 per acre of parkland; and
- Has nearly $120,000 per FTE in staffing costs.

Note that these benchmarks and not universal standards, but can be helpful guidance alongside local context and peer comparisons to optimize services in support of advocacy efforts. In addition, the NRPA analysis includes aggregations of median, lower quartile, and upper quartile benchmarks, further aggregated by community size, from as small as jurisdictions under 20,000 residents to as large as 500,000 residents or more. Such aggregations suggest that parks per thousand or parkland per thousand tend to trend above the typical median. Specifically on the metrics for typical agencies identified above, those metrics for jurisdictions under 20,000 depart from the typical agency as follows:

- **One park per 2,400 residents:** one per for between 640 and 1,778 residents for jurisdictions under 20,000;
- **About 10 to 11 acres of parkland per 1,000 residents:** between 6 and 22 acres per 1,000 for jurisdictions under 20,000);
- **Around 8.6 staff per 10,000 residents, with nearly half of those staff (46 percent) dedicated to operations**

14 Source: https://www.tpl.org/city-park-facts

15 https://www.nrpa.org/publications-research/research-papers/agency-performance-review/

and maintenance, or about 4 operations and maintenance staff per 10,000 population served: between 7 and 26.6 staff overall, or between 3.3 and 12.2 operations and maintenance staff per 10,000 for jurisdictions under 20,000;

- **Spending of about $103 per capita annual on operations:** Between $76 and $284.50 spending per capita for jurisdictions under 20,000;
- **Operating expenditures of roughly $8,600 per acre of parkland:** Between $3,400 and $27,700 per acre for jurisdictions under 20,000; and
- **Nearly $120,000 per FTE in staffing costs:** Between $70,000 and $150,000 per FTE for jurisdictions under 20,000.

Where Boardman measures up against these metrics is shown in Exhibit 6 on the next page.

Particularly when measured against the intensity of assets the City maintains (multiple developed parks with restrooms, irrigated turf, and play structures), Boardman's current staffing and maintenance resources fall below these medians. Without adjustments, projected growth will further widen the gap.

Key Takeaways

- Labor: While current FTEs per resident appear close to benchmarks, Boardman's staff are stretched across multiple functions, leaving gaps in daily/weekly park maintenance. More dedicated park labor is needed.
- Maintenance Costs: Based on observation, it appears that maintenance-related spending is not able to keep up with current asset needs, suggesting a risk of deferred maintenance if funding does not increase. By establishing baseline spending, the City and District can gradually increase funding to sustain quality.
- Future Planning: By tracking expenditures per acre and per capita, Boardman can better forecast budget needs, justify SDCs, and maintain alignment with peer agencies.

Next Steps

Boardman should continue to build on its strength in overall park acreage, which currently exceeds national benchmarks. However, the city should focus future investments on quality and usability, since much of its acreage is not presently developed for recreation and many facilities require modernization. Investments in playgrounds, trails, and shaded gathering spaces should be prioritized, as these are areas where the city falls below both state and national benchmarks. Upgrading existing spaces will help ensure that acreage translates into real access and value for both residents and visitors.

Connectivity and equitable access need to be central to future improvements. Physical barriers such as I-84 and the Union Pacific Railroad significantly limit walkable access, even in areas that may appear well-served on maps. Addressing these challenges will require targeted infrastructure improvements, such as safer crossings and extended trail linkages. These investments would strengthen equitable access for neighborhoods currently cut off from recreational opportunities.

In addition, Boardman should enhance staffing and operational practices to align more closely with national peers. With NRPA agencies typically employing about nine staff per 10,000 residents, Boardman should ensure staffing levels keep pace with its weighted weekday service population, which will grow to over 10,000 by 2035. Clearer allocation of staff time and costs to specific assets—such as the RV Park, Recreation Center, or other specific asset—will improve transparency and allow decision-makers to evaluate true costs, recovery levels, and efficiency.

Per-capita operating expenditures should be strengthened over time. Boardman's combined City and District expenditures remain limited. Establishing per-capita spending targets and monitoring them annually could help ensure services keep pace with growth. Targeted increases in operating budgets, paired with partnerships and

Exhibit 6: Boardman Parks Recommendations vs. NRPA Benchmarks

Indicator	NRPA Benchmark	Boardman Current (2025)	Boardman Projected (2035)	Recommendations
Parks per Residents	~1 park per 640 to 2,400 residents	11 "developed" parks (7 with the City and 4 with the District) for 5,749 residents (~1 per 639)	~15 parks for 9,000+ residents (~1 per 643)	Maintain advantage; ensure parks are usable and equitably distributed across neighborhoods.
Parkland Acres per 1,000 Residents	10-22 acres	Within the UGB, Board-man has 112 acres of developed, park assets, owned by the City, BPRD, or the Port of Morrow. Based on the weighted service population of 6,890, suggests 16.3 acres per 1,000, or 19.5 acres per 1,000 using the base residential population of 5,749	With 154.7 acres of developed parkland, Boardman is projected to achieve 14.8 acres per 1,000 weighted service population (10,450) or 17.1 acres per 1,000 residential population (9.039) by 2035	Meets benchmark; focus on quality upgrades and development of underutilized acreage.
Staffing (O&M Only)	~3.2-12.2 O&M staff per 10,000 residents	5.5-6.5 FTE (4.5 district staff + 1.0 City staff + ~1.0 contracted staff) inline with peer average; staffing not fully aligned with asset demands	Staffing should increase as the service population grows (projected at 10,450)	Consider maintenance demands of Boardman's particular park assets; Increase staffing and align with weighted service population; track staff hours by asset; dedicate more specialized FTEs to park system as assets expand.
Operating Expenditure per Capita	~$100 per resident (range of $76 to $284 for small jurisdictions)	Limited per-capita spending data available)	Not projected	Establish per-capita spending target; gradually increase funding to sustain quality and access.
Access	~70–80% of residents within 10-min walk (typical peers)	Large gaps due to I-84 and railroad barriers	Continued gaps without investment	Invest in safe crossings, trail linkages, and neighborhood-scale parks in gap areas to improve walkability.
Amenities	Range of park experiences, playgrounds, soccer fields, shaded gathering spaces, etc. for community standards	Under supply of inclusive play areas, soccer fields, diamond fields, shaded shelters, ADA features	Deficits will grow with population	Prioritize new soccer fields, shaded areas, and ADA improvements; expand culturally relevant amenities.

efficiency measures, would allow the City and District to deliver higher-quality services without overburdening local tax resources.

Boardman should expand culturally relevant and inclusive amenities. The LOS analysis highlighted gaps in soccer fields, diamond fields, shaded family gathering spaces, and ADA accessibility—all critical to meeting community needs. Partnerships with local cultural organizations, multilingual outreach, and programming tailored to Boardman's majority Hispanic community should be expanded to improve equity and inclusivity. Providing fee assistance, rental equipment programs, and after-hours recreation opportunities would further support access for shift workers and lower-income families.

Finally, Boardman should strengthen partnerships to leverage additional capacity. Formal agreements with schools, the Port of Morrow, BCDA Field House, OPI Soccer Field and community organizations could expand the recreational network while spreading maintenance responsibilities. Volunteer and stewardship programs—such as neighborhood cleanups, tree planting, and demonstration gardens—could also expand capacity while fostering civic pride. Establishing a local Parks Foundation could further support advocacy and fundraising, reinforcing community investment in parks for the long term.

These recommendations are intended to advance the community values around parks, open space, and recreation services in Boardman. Specifically, these recommendations for improving operating practices both within the City of Boardman, BPRD, and between partners focus primarily on the identified community value of financial and resource allocation. However, they also have overlapping benefits for other values of equitable access, asset protection, and public safety, preserving and enhancing natural features, and outreach and education.

Many of these recommended actions will take time to implement. In the next one to two years, the City and Park District will likely have the greatest ability to begin addressing actions that are internal to the City's Public Works Department and the BRPD. BPRD, in particular, may consider coding costs by asset type (campground, recreation center, or other park asset, for example). Applying cost allocation to all capital and labor functions will enable a more meaningful assessment of each individual asset's ability to generate revenue and recover operating costs.
In the short term, the City and BPRD can also initiate conversations with other public agencies at the County and State level and private landowners, which will establish clear channels for ongoing relationships over the longer term. This clarity will be critical as assets are developed and added to the portfolio of park assets to ensure assets are consistent in terms of development and maintenance standards.

Recommendations for increased staffing and reorganization of current staff to align with stewardship practices and goals may require additional support and occur over a longer term. Cumulatively over the long term, investing in parks and open space brings a wide range of benefits and embodies community values in the Boardman community. These actions will allow the City and BPRD to implement more holistic and integrated management practices to sustain Boardman's strong park and recreation ecosystem.

H.2 SITE MAINTENANCE CHALLENGES & BEST PRACTICES

This section compiles recurring site maintenance challenges identified through staff and community input and pairs them with best practices for addressing them. It is intended as a quick reference for daily operations—offering targeted strategies that can reduce workload, improve safety, and extend the useful life of facilities.

How to use: Scan the challenge you're addressing (e.g., geese, erosion, weeds) and apply the tactics listed.

Table G2.1: Local Maintenance Challenges and Best Practices

Challenge	Why It Matters	Best Practices
High Winds & Dust	Persistent winds damage trees, increase tree mortality, and spread dust across fields and courts, creating hazards and ongoing cleanup needs.	■ Proactive tree management with regular trimming and planting of deep-rooted, wind-resistant species ■ Install deep-watering systems to promote rooting and long-term tree stability ■ Avoid synthetic turf (dust accumulation) ■ Use rock mulch in exposed sites ■ Increase sweeping/cleanup in wind-prone areas
Resident Geese	Waste buildup degrades lawns and waterfronts, creates sanitation concerns and reduces usability of high-traffic areas.	■ Modify habitat and redesign lawns to discourage congregation/nesting ■ Use deterrents in problem areas ■ Regular droppings cleanup ■ Seasonal removal with ODFW coordination
Cleanliness & Routine Maintenance	Litter, pet waste, and under-maintained restrooms and shelters reduce park appeal and user satisfaction.	■ Establish Daily/weekly restroom and shelter cleaning schedules ■ Provide waste/recycling receptacles and pet stations ■ Encourage user responsibility with signage ■ Engage volunteers in cleanups

Challenge	Why It Matters	Best Practices
Vegetation Management	Overgrown brush and tall grass limit visibility for emergency responders, heighten wildfire risk, and reduce the sense of safety for park users along trails and undeveloped edges. Invasive weeds compound the workload and degrade aesthetics.	■ Regular mowing, brush clearance, selective thinning ■ Maintain vegetation buffers for emergency access and visibility ■ Apply consistent vegetation protocols across all sites ■ Align trail/landscape design with fire mitigation
Slope Stability & Riverfront Erosion	Shoreline erosion threatens safe access, trails, and public infrastructure. Unstable banks near informal trails and sloped areas require stabilization.	■ Monitor erosion-prone areas ■ Use erosion-control plantings and reinforced treatments ■ Coordinate with regulatory agencies on stabilization projects ■ Integrate river access/launch points with stabilization
Invasive Weeds & Field Conditions	Puncturevine (“goathead”) spreads quickly, puncturing bike tires, deterring trail use, and reducing safety. Weed overgrowth also affects fields/courts, degrading play quality and aesthetics.	■ Regular mowing and targeted herbicide ■ Monitor high-use/disturbed areas ■ Maintain sand/clay surfaces in courts and fields ■ Apply school-district style ball field maintenance (mowing, clay amendments)
Irrigation & Turf Maintenance	Community expects green turf; inefficient systems waste water and raise costs.	■ Smart, zone-based irrigation systems ■ Routine inspections and leak detection ■ Optimize seasonal schedules ■ Select turf mixes suited for climate/function ■ Use low-maintenance plantings in passive areas
Maintenance-Efficient Design	Current features require intensive upkeep; future projects must reduce workload.	■ Drought-tolerant/native plantings ■ Low/no-mow turf mixes in passive areas ■ Durable materials for furnishings ■ Energy-efficient lighting with timers/sensors

H.3 INTEGRATED MAINTENANCE TASK MATRIX

This section provides sample maintenance tasks and recommended frequencies for common park elements found in Boardman. This tool is not a substitute for a full maintenance manual, but is intended to provide a practical starting point for organizing responsibilities, scheduling, and staff training. Tasks and frequencies should be adjusted based on local site conditions, staffing capacity, and community priorities.

How to use: Reference the asset type (e.g., restrooms, trails, playgrounds) and apply the suggested task frequencies. Adjust based on site-specific needs, staffing capacity, and seasonal demands. Document exceptions in the digital work order system.

Table H3.1: Integrated Maintenance Task Matrix (City + District Assets)

Feature / Asset	Task & Detail	Frequency
Playgrounds	Visual safety check (hardware, wear, hazards)	Monthly; after major storms
	Sanitize high-touch surfaces (swings, railings)	Weekly
	Rake/level loose-fill surfacing; check depth	Weekly
	Top off loose-fill; patch/coat unitary surfacing	Quarterly–Annually
	Full CPSI-certified safety audit	Annually
Splash Pad / Water Features	Inspect pumps, filters, drains	Daily (in season)
	Sanitize pad surfaces	Weekly
	Winterize / de-winterize system	Annually
Restrooms (Permanent & Portable) & Shower Facilities	Clean, restock, disinfect	Daily (peak); 2–3x/week (off-season)
	Deep-clean fixtures & walls	Monthly
	Plumbing/fixture inspection	Monthly
	Winterize plumbing	Annually
Sports Fields & Courts	Line/drag fields, inspect bases/goals	Weekly (in season)
	Weed control, soil amendments	Monthly
	Resurface courts, repaint lines	Every 3–5 years
Irrigated Turf / Green Spaces	Mow and edge	Weekly (growing season)
	Irrigation inspection/adjustment	Monthly
	Fertilize, aerate, overseed	2–4x/year
Trails	Clear debris, inspect surface	Weekly
	Trim overhanging vegetation	Monthly
	Resurface/gravel repair	Annually
Dog Park/Off-Leash Area	Waste station refill, trash removal	2–3x/week
	Inspect fences/gates, turf reseeding	Monthly / Annually
Pavilions / Shelters / Picnic Areas	Sweep, clean surfaces & furniture	Weekly
	Inspect roofing, lighting, furniture	Monthly
	Event setup/cleanup	As needed

Table H3.1: Integrated Maintenance Task Matrix (City + District Assets) (continued)

Feature / Asset	Task & Detail	Frequency
Benches / Site Furnishings / Signage / Public Art	Clean surfaces, remove graffiti	Monthly
	Tighten fasteners, replace damaged parts	Monthly
	Refinish/repaint	Annually
Lighting & Electrical	Visual check	Weekly
	Inspect wiring, timers, controls	Annually
Skate Park / Fitness Equipment	Remove debris, wipe down	Weekly
	Inspect surfaces, rails, moving parts	Monthly
	Structural safety inspection	Annually
Marina / Docks / Waterfront	Inspect floats, decking, railings	Weekly
	Pressure wash	Seasonal
	Structural inspection	Annually
Campground (1→3 zones)	Clean restrooms, remove waste	Daily (peak)
	Inspect site utilities, signage	Weekly
	Winterize water/electric systems	Annually
Boat Storage & Parking Areas	Sweep, clean, inspect fencing	Monthly
	Repaint striping, repair surface	Annually
Parking (Site, Street, RV/ Trailer, ADA)	Litter/sweeping	Weekly
	Inspect/repaint, repair surface, ADA signage	Annually
BBQs	Clean ash/debris	Weekly (in use season)
	Inspect grills for safety	Monthly
Stage (Temporary)	Inspect before/after use	Each use
	Store safely off-season	As needed
Waste & Pet Stations	Empty trash, restock bags	2–3x/week
Life Ring Stations / Water Safety	Inspect condition, signage, ropes	Monthly
Signage & Information Boards (entry, regulatory, interpretive, kiosks)	Clean surfaces, remove dirt/graffiti	Monthly
	Inspect for fading, damage, vandalism	Quarterly
	Replace/repair posts, panels, or decals	As needed (typically every 5–7 years for panels, 10–15 years for structures)
	Swap out/update temporary notices (events, safety info, rules)	Weekly or as needed

Table H3.1: Integrated Maintenance Task Matrix (City + District Assets) (continued)

Feature / Asset	Task & Detail	Frequency
Wildlife Management (Geese, Pests, Others)	Remove goose waste from high-use lawns and waterfront zones	2–3x/week
	Inspect and maintain deterrents (visual, habitat, fencing)	Monthly
	Coordinate with ODFW/contractor for seasonal goose management	Annually or as needed
Vegetation Management (Brush, Trees, Invasives)	Mow and trim tall grass/brush in undeveloped areas	Monthly (growing season)
	Clear vegetation for emergency access and trail visibility	Quarterly
	Remove invasive weeds (puncturevine, etc.)	Weekly (active season); herbicide/ soil amendment annually
	Tree inspection and trimming	Annually; after major storms
Shoreline & Riverbank	Inspect erosion-prone slopes and informal access points	Quarterly; after high water events
	Replant or reinforce with erosion-control vegetation	As needed (typically every 2–5 years)
	Maintain formal river access points (stairs, launches, docks)	Weekly cleaning; annual safety inspection
Dust & Wind Impacts	Clear dust/debris from courts, shelters, and pavilions	Weekly (wind season)
	Inspect mulch/groundcover migration	Monthly
	Replace/refresh wind-prone surface materials (rock mulch, surfacing)	As needed

H.4 STAFFING EQUIVALENTS MULTIPLIERS AND WORKSHEETS

This appendix provides example workload multipliers that translate park assets into estimated staffing needs, expressed as full-time equivalents (FTEs). Because few standards define staffing per asset, the multipliers were built from routine maintenance tasks (e.g., restroom cleaning, turf care, irrigation checks). They are intended as illustrative tools—not benchmarks—and should be refined over time using local work-order data and staff experience.

To reflect the realities of a small agency, two sets of multipliers are provided to show a range of potential staffing outcomes:

- **Higher Service Level Estimate** – assumes more frequent maintenance cycles and dedicated crews typical of fully built-out park systems.
- **Efficient Baseline FTE Equivalent** – a scaled approach more realistic for Boardman's size, where generalist crews, seasonal labor, host/volunteer support, and right-sized maintenance frequencies are the norm.

How to Use Worksheets

The worksheets are designed as a flexible tool for the City and District to translate assets into estimated labor needs. To apply them:

1. **List routine tasks** for each asset type (daily, weekly, seasonal, annual).
2. **Estimate labor hours** for each task.
3. **Add the totals** to determine the annual labor requirement per asset.
4. **Convert hours to FTEs** by dividing by 2,080 hours (the typical annual workload for one full-time employee).
5. **Compare to current staffing** to identify gaps.
6. **Use the worksheets** to project future needs and align total hours with specific job roles (e.g., Maintenance Technicians, Seasonal Support).

Example: Restroom Facility

- Daily cleaning: 0.5 hrs × 365 days = 183 hrs
- Weekly deep clean: 1 hr × 52 weeks = 52 hrs
- Seasonal plumbing/winterization checks: 2 hrs × 4 = 8 hrs
- Annual repairs/fixtures: 20 hrs

Total = 263 hrs/year ÷ 2,080 = ~0.13 FTE per restroom

This bottom-up calculation can be used to confirm or adjust the example multipliers provided in the following table. Over time, local work-order data should be incorporated to refine the estimates and improve accuracy.

Table H3.2: DISTRICT Staffing Equivalent Multipliers EXAMPLE ONLY

Asset Type	Higher Service Level Estimate (FTE Equivalent)*	Efficient Baseline Estimate (FTE Equivalent)*	Notes
Developed Park Acreage (residual open space	0.05-0.1 FTE per acre	0.02–0.05	Mowed/irrigated lawns, open grassy areas between park features, and landscaped zones not tied to specific amenities (fields, courts, playgrounds).
Restroom Facility (per heavily used unit)	0.25–0.5 FTE	0.15–0.25	Daily cleaning, stocking, seasonal deep cleaning
Shower Facility	0.25–0.5 FTE	0.20–0.35	Higher upkeep needs than standard restroom
Splash Pad	0.5 FTE (in season)	0.5 (in season)	Water system monitoring, cleaning, shutdown/ startup
Playground	0.1–0.2 FTE	0.08–0.12	Weekly cleaning, monthly inspection, annual CPSI audit
Sports Field (per 4–6 fields)	1.0 FTE	0.5–0.75	Mowing, lining, irrigation, soil/turf care
Sports Courts (per 2-3 courts)	0.25-0.5 FTE	0.15–0.30	Surface sweeping, nets/goals, resurfacing every 3-5 years
Dog Park (per site)	0.1-0.2 FTE	0.08–0.12	Weekly turf reseeding, fence/gate checks, waste station refills, trash removal
Skate Park (small-mid-size)	0.25-0.5 FTE	0.15–0.30	Weekly debris clearing, surface inspection, graffiti removal, annual structural review
Bike Skills/Pump Track	0.25-0.5 FTE	0.15–0.30	Surface upkeep, vegetation trimming, compaction/gravel repairs
Outdoor Exercise Equipment Zone	0.01-0.25 FTE	0.05–0.10	Weekly wipe-down/inspection, quarterly equipment checks
Trail (per mile)	0.25–0.5 FTE	0.10–0.25	Debris clearing, vegetation trimming, resurfacing
Campground Zone (20–30 sites)	1.0 FTE	0.5–0.75	Daily cleaning, check-ins, trash, utilities; excludes host
Waterfront/Dock Facility	0.25 FTE	0.15–0.25	Weekly safety checks, seasonal pressure washing, annual structural inspection
Beach/Swim Areas (per site)	0.15–0.25 FTE	0.10–0.20 FTE	Litter patrol, signage, rake/sand grooming as needed, swim markers/buoys (seasonal), shoreline vegetation management, signage
Recreation & Aquatic Center (grounds only)	0.05–0.10	0.05–0.10	Grounds mowing, edging, irrigation checks only; excludes custodial, aquatics, and building staff

** Note: These values are illustrative estimates derived from task-based modeling for typical maintenance frequencies. They are not formal benchmarks and should be adjusted as local maintenance data becomes available.*

Table H3.2: DISTRICT Staffing Equivalent Multipliers EXAMPLE ONLY (continued)

Asset Type	FTE Equivalent	Current Assets (2025)	Current FTE Equivalent	Projected Assets (2035)	Projected FTE Equivalent
Developed Park Acreage	—	88.3 acres*	—	—	—
Undeveloped Park Acreage	—	9.7 acres*	—	0 acres	—
Rec Center (grounds only)	0.05–0.10 FTE per acre	6.27 acres	0.05–0.10	6.27 acres	0.31–0.63
Campground	0.50–0.75 FTE per zone	34.5 acres 69 RV + 4 tent sites (~2 zones)	1.00–1.50	54.9 acres 115 RV + 22 tent sites (≈3 zones)	1.50–2.25
Shower Facilities	0.20–0.35 FTE each	1	0.20–0.35	3	0.60–1.05
Restrooms	0.15–0.25 FTE each	2	0.30–0.50	5	0.75–1.25
Dog Parks	0.08–0.12 FTE each	0	0	1	0.08–0.12
Trails	0.10–0.25 FTE per mile	2.19 miles	0.22–0.55	3.34 miles	0.33–0.84
Waterfront/Docks	0.15–0.25 FTE each	4 facilities	0.60–1.00	4 facilities	0.60–1.00
Beaches/Swim Areas	0.10–0.20 FTE each	2	0.20–0.40	3	0.30–0.60
Playgrounds	0.08–0.12 FTE each	2	0.16–0.24	2 w/ new toddler area	0.16–0.24
Sports Fields	0.50–0.75 FTE per 4–6 fields	4	0.50–0.75	0.50–0.75	0.50–0.75
Sports Courts	0.15–0.30 FTE per 2–3 courts	1 multi-sport + 1 volleyball (sand)	0.15–0.30	1 multi-sport + 1 volleyball (sand)	0.15–0.30
Disc Golf Course (18-hole)	0.05–0.10 FTE each	1	0.05–0.10	1	0.05–0.10
Skatepark	0.15–0.30 FTE each	0	0	1	0.15–0.30
Waterfront/Docks	0.15–0.25 FTE each	3 docks + 1 boat launch	0.60–1.00	4 docks + 2 boat launches	0.90–1.50
Beach/Swim Areas (per site)	0.10–0.20 FTE	3	0.30–0.60	3	0.30–0.60
2025 Approximate Totals:	**5.33–8.39 FTE**				
2035 Approximate Totals:	**7.68–11.53 FTE**				

**Note: Park acreage is provided for context only. Maintenance needs for fields, courts, playgrounds, and other amenities within these areas are accounted for separately in the relevant asset categories.*

Table H3.3: CITY Staffing Equivalent Multipliers EXAMPLE ONLY

Asset Type	FTE Equivalent	Current Assets (2025)	Current FTE Equivalent	Projected Assets (2035)	Projected FTE Equivalent
Developed Park Acreage	—	20.5 acres*	—	72.9 acres	—
Maintained Open Space	—	2.23 acres*	—	—	—
Undeveloped Park Acreage	—	34.34 acres*	—	—	—
Restrooms	0.25–0.50 FTE per unit	3	0.75–1.50	3	0.75–1.50
Splash Pads	0.50 FTE (Seasonal)	1	0.5	1	0.50
Dog Parks	0.10–0.20 FTE per site	1	0.10–0.20	1	0.10–0.20
Playgrounds	0.10–0.20 FTE each	2	0.20–0.40	5	.50–1.00
Sports Fields	1.0 FTE per 4–6 fields	2 diamond 0 soccer	0.33–0.50	4 diamond 4 soccer	1.33–2.00
Sports Courts	0.25–0.50 FTE per 2–3 courts	2 basketball	0.25–0.50	2 basketball 1 volleyball	0.25–0.50
Bike Skills Park	0.25–0.50 FTE per site	0		.5 miles	1.00
Trails	0.25–0.50 FTE per mile	0.17 miles	0.04–0.09	2 miles	0.50–1.00

2025 Approximate Totals:	**2.29–3.91 FTE**
2035 Approximate Totals:	**4.18–7.20 FTE**

**Note: Park acreage is provided for context only. Maintenance needs for fields, courts, playgrounds, and other amenities within these areas are accounted for separately in the relevant asset categories.*

Table H4.4: Blank Staffing Worksheet (Asset-Based) EXAMPLE ONLY

Asset Type	# of Units	Routine Tasks (daily, weekly, seasonal, annual)	Estimated Labor Hours (per unit per year)	Total Hours (all units)	FTE Equivalent (÷ 2,080 hrs)	Notes / Staff Assignment
Restroom Facilities (Example)	2	■ Daily cleaning: 0.5 hrs × 365 = 183 hrs ■ Weekly deep clean: 1 hr × 52 = 52 hrs ■ Seasonal plumbing/ winterization: 2 hrs × 4 = 8 hrs ■ Annual repairs: 20 hrs	263 hrs	926 hrs	0.26 FTE	Maintenance Tech (with seasonal support)
Developed Park Acreage						
Maintained Open Space						
Undeveloped Park Acreage						
Trails (miles)						
Shower Facilities						
Splash Pads						
Playgrounds						
Sports Fields						

Table H4.4: Blank Staffing Worksheet (Asset-Based) EXAMPLE ONLY (continued)

Asset Type	# of Units	Routine Tasks (daily, weekly, seasonal, annual)	Estimated Labor Hours (per unit per year)	Total Hours (all units)	FTE Equivalent (÷ 2,080 hrs)	Notes / Staff Assignment
Sports Courts						
Dog Parks						
Skate Parks						
Bike Skills / Pump Track						
Outdoor Exercise Zones						
Campground Zones						
Waterfront / Dock Facilities						
Beach/Swim Area						
Recreation & Aquatic Center Grounds						
Totals						

H.5 SAMPLE JOB DESCRIPTION

This appendix provides an example job description to illustrate typical duties, skills, and combined responsibilities for parks and facilities maintenance roles. It is intended as a reference template for the City of Boardman and Boardman Park & Recreation District to adapt when developing or updating their own maintenance and operations positions.

Title: Parks & Facilities Maintenance Worker
Type: Full-time, General Services
Reports to: Public Works Director or Parks Supervisor

Summary:

Performs general park and facility maintenance, including landscaping, janitorial services, and minor repair. Assists with maintaining City parks, trails, public restrooms, and recreational facilities.

Key Duties:

- Mow, edge, and water lawns in public parks and City-owned spaces.
- Prune trees, shrubs, and maintain planting beds.
- Clean and restock restrooms; empty waste receptacles daily.
- Inspect, clean, and maintain play structures and benches.
- Set up, maintain, and inventory Tiny Tots kit for weekly use.
- Perform seasonal tasks like snow/leaf removal and irrigation maintenance.
- Coordinate with vendors on repairs and warranties.

Skills:

- Grounds maintenance knowledge.
- Ability to operate mowers, trimmers, and basic hand tools.
- Understanding of safety procedures in public spaces.
- Combined Roles (for smaller communities):
- The above may be combined with general Public Works duties (e.g., streets or utilities), with park responsibilities prioritized seasonally.

H.6 CASE STUDY: NORTHERN WASCO COUNTY PARKS & RECREATION DISTRICT BUDGET

This appendix presents the Northern Wasco County Parks & Recreation District (NWCPRD) budget packet as a solid example of clear and functional financial organization. The budget packet:

- Separates costs into Administration, Parks, Recreation, and Aquatics
- Uses job titles and responsibilities in the org chart
- Demonstrates seasonal hiring and adjusted staffing levels

NWCPRD organizes its General Fund expenditures into four core functional areas, each with dedicated cost tracking and FTE counts:

- Administration
- Parks
- Recreation
- Aquatics

As seen in the budget summary:

Functional Area	2024–25 Adopted Budget
Administration	$644,668
Parks	$965,572
Recreation	$106,600
Aquatics	$286,200
Total	$2,003,040

This breakdown provides clarity on resource allocation for each programmatic function.

Staffing Defined by Function

- Each functional area lists full-time equivalent (FTE) positions aligned with scope:
  - Administration: 7 FTE
  - Parks: 2 FTE
  - Recreation: (Not explicitly stated but implied via personnel costs)
  - Aquatics: (Part of detailed budget lines, especially wages and benefits)
- Personnel costs (wages, benefits, etc.) are contained within each functional budget, ensuring transparency about staffing investment per area.

Applying NWCPRD's Model to Boardman — Recommendations

What NWCPRD Does Well:

- Each function has a dedicated budget line, making expenditures and staffing easily traceable.
- Both personnel and operational costs are clearly associated with the specific function they support.

Boardman could follow this lead to:

- Establish separate cost centers (e.g., Administration, Parks, Recreation, Aquatics).
- Allocate FTEs and related personnel costs against these centers.
- Ensure material, services, and capital costs are tracked by function (e.g., park supplies vs. restroom maintenance vs. recreation program supplies).
- Use this framework to better inform budgeting and SDC planning.

Maintenance Practices Integration

By defining a Parks function with specific staffing and budget, NWCPRD ensures maintenance routines and responsibilities are clearly funded and described.

Boardman can:

- Group maintenance duties (daily cleaning, mowing, play structure upkeep) under the Parks cost center.
- Assign specific staff roles or hours (even part-time or seasonal) dedicated to park operations.
- Ensure supplies (e.g., janitorial, repairs, Tiny Tots Kit materials) fall under the Parks budget for clarity and accountability.

Job Description Formulation

NWCPRD's alignment of staff by function allows clear role delineation.

Boardman can mirror this general approach by:

- Crafting job descriptions that align with department categories:
  - Parks & Maintenance Worker (Parks)
  - Recreation Coordinator (Recreation)
  - Aquatics Manager / Lifeguard Staff (Aquatics)
  - Admin Support (Administration)

- Assigning duties directly associated with cost centers—making performance tracking, accountability, and cost recovery more straightforward.

Summary Table: Northern Wasco County Model vs. Boardman Opportunities

Element	NWCPRD Approach	What Boardman Can Adopt
Functional Cost Tracking	Distinct budgets for Admin, Parks, Recreation, Aquatics	Create similar cost centers for clearer expense attribution
Staffing & Payroll Allocation	FTEs and personnel costs apportioned per function	Allocate staff roles and payroll line items by functional area
Maintenance Budgeting	Parks maintenance clearly separated from programs like Aquatics	Ensure maintenance costs and materials are coded under Parks cost center
Role Clarity via Cost Centers	Staff descriptions align with budget area they support	Draft job descriptions that reflect functional responsibilities

The NWCPRD budget packet offers a strong model for Boardman: one where financial clarity, operational accountability, and staffing alignment support effective park management. By following a similar structure, Boardman can enhance its own cost accounting, sharpen maintenance routines, and align staff roles for meaningful impact—especially valuable in a smaller community where roles may overlap.

H.7 KEY INPUTS FROM THE ASSESSMENT FOR SYSTEM DEVELOPMENT CHARGES (SDC)DEVELOPMENT

This appendix summarizes findings from the assessment that inform development of a System Development Charge (SDC) framework for Boardman's park system. It highlights how capital planning, level of service, growth projections, and cost documentation can support a transparent, growth-related funding strategy.

Key Inputs

1. Capital Needs and Growth Planning

The assessment outlines existing capital needs and recommends a capital improvement plan (CIP) for park infrastructure, which is a foundational requirement for an SDC methodology.

The need for planning tied to future park projects and expansion, which supports the basis for growth-related cost allocation.

2. Level of Service (LOS) and Asset Inventory

Park acreage, assets, and condition are all key LOS factors in establishing current service levels that can be translated into per-capita metrics for SDCs.

3. Growth Assumptions

We advise the City to continue coordinating planning efforts to understand population and housing unit growth projections which are critical for calculating a fair share cost per unit (e.g., per new dwelling unit or employee) for SDCs.

4. Eligible Costs and Documentation

We recommend better documentation of capital project costs and warranty resources — both of which are important for identifying SDC-eligible costs and ensuring compliance with Oregon SDC law (ORS 223.297–223.314).

Potential SDC Framework for Boardman Parks

Here is a simplified example SDC calculation and a cost recovery chart tailored for Boardman, using placeholder figures that can be refined once actual capital project costs and growth projections are finalized.

Sample SDC Calculation:

Assumptions

Input	Value
10-Year Growth (new housing units)	750 units (based on local projections)
Growth-eligible park project costs	$1,875,000 (from a future CIP list)
Average household size	2.7 people/unit (for context)

SDC Per Unit Formula

$$\text{SDC per unit} = \frac{\text{Total Growth-Eligible Cost}}{\text{Projected New Units}}$$

$$\text{SDC per unit} = \frac{\$1{,}875{,}000}{750} = \$2{,}500$$

Example SDC Calculations

Project	Total Cost	Growth-Eligible %	SDC Eligible Amount
New Neighborhood Park	$600,000	100%	$600,000
Expansion of Recreation Center	$1,000,000	75%	$750,000
Trail Linkage (New Growth Area)	$400,000	75%	$300,000
Total	$2,000,000	—	$1,875,000

Note: Projects must add system capacity to be SDC-eligible. Maintenance, repair, or replacement costs are not eligible under Oregon law.

H.8 COST ACCOUNTING FRAMEWORK EXAMPLE

This appendix provides a simple example of a cost allocation chart to help distinguish park vs. non-park expenses.

Activity	Department	Cost Center Code	Notes
Lawn care – City Hall	General Govt.	GG-LAWN-001	Not a parks cost
Lawn care – City Park	Parks	PK-LAWN-001	Parks maintenance
Restroom supplies – Marina	Parks	PK-REST-002	Use consistent vendor coding
Lighting repair – Main St.	Streets	ST-MAINT-003	Track separately from park lighting
Tree removal – City Park	Parks	PK-ARBOR-003	Parks expense

Recommendation: Tag all labor/materials in the accounting system with a function-specific code (PK, ST, GG, etc.).

I.1

APPENDIX I: CAPITAL IMPROVEMENT PLAN (CIP)

Placeholder for CIP

J.1

APPENDIX J: FUNDING STRATEGIES

The Boardman Park and Recreation District (District) and the City of Boardman (City) can pursue a variety of funding sources to support the development, enhancement, and maintenance of parks, trails, and recreational facilities. These funding opportunities include state and federal grants, private foundations, corporate funding, transient lodging tax (TLT) revenues, and local fundraising strategies. By leveraging multiple funding sources, the District and City can maximize investment in recreational infrastructure and programming.

STATE AND FEDERAL GRANT PROGRAMS

State and federal grant programs provide significant funding opportunities for park acquisition, trail development, recreational facility construction, and environmental preservation. These grants are often competitive and require matching funds, making it important to strategically align local funding with available grant programs.

Eastern Oregon Visitors Association (EOVA) – Regional Tourism Grants

The Eastern Oregon Visitors Association (EOVA) administers regional tourism grants that support projects aligned with Eastern Oregon's strategic tourism priorities. Eligible projects include outdoor recreation infrastructure, interpretive or wayfinding signage, cultural or heritage features, and amenities that enhance the visitor experience.

- **Funding Limits:** Varies by project and annual allocation
- **Match Requirement:** Typically 10 percent
- **Website:** https://eova.com/grant-program

OPRD County Opportunity Grant

Available for Oregon counties with populations under 30,000, this grant supports improvements to overnight camping facilities, including campground expansion, restrooms, parking lots, landscaping, and feasibility studies for future camping sites.

- **Match Requirement:** 25 percent required, which may include local budget funds, agency labor, equipment, donations, and grants.
- **Website:** www.oregon.gov/oprd/grants/county

Oregon Heritage Commission Grant

Administered by Oregon Parks and Recreation Department, Oregon Heritage offers **a variety of grant programs** for heritage-related projects, including historic building preservation, collections care, oral histories, signage, and interpretive planning. These grants support efforts to preserve, interpret, and share Oregon's diverse cultural heritage. Municipalities, nonprofits, and tribal entities are typically eligible to apply.

- **Funding Limits:** most grants range from $3,000 to $20,000
- **Match Requirement:** 1:1 match (cast or in-kind), depending on the program
- **Website:** www.oregon.gov/oprd/OH/pages/grants.aspx

Oregon Parks and Recreation Department (OPRD) Grants

OPRD administers several grant programs that support park planning, land acquisition, development, rehabilitation, and trail expansion for cities, counties, park districts, and tribal governments across Oregon.

Local Government Grant Program (LGGP)

Funded by the Oregon Lottery, LGGP supports land acquisition, new park development, facility rehabilitation, and park planning. Eligible projects include restrooms, shelters, sports fields, trails, splash pads, and planning studies.

- Funding Limits: Small Grants up to $100,000; Large Grants up to $1,000,000; Planning Grants up to $50,000.
- Match Requirement: 40 percent for communities between 5,000 and 25,000 residents; match may include local funds, agency labor/equipment, grants, donated funds/materials, or land acquired within the past six years. Pre-development costs (up to 15 percent of total costs) may also count toward the match.
- Website: www.oregon.gov/oprd/gra/pages/gra-lggp.aspx

Land and Water Conservation Fund (LWCF) Grant –

Federally funded by the National Park Service (NPS), LWCF provide matching grants for outdoor recreation projects including land acquisition, park facility development, and environmental restoration. Eligible projects include land purchases for parks, development of trails, boat ramps, nature preserves, and rehabilitation of recreation spaces.

- Funding Limits: Covers up to 50 percent of total project costs;
- Match Requirement: 1:1 match (50 percent) required through local funds, grants, or in-kind sources.
- Website: www.oregon.gov/oprd/gra/pages/gra-lwcf.aspx

Oregon State Marine Board (OSMB) Grants

The Oregon State Marine Board offers a suite of grant programs to enhance public recreational boating access and infrastructure across Oregon. Funding supports both motorized and non-motorized boating facilities, including planning, construction, upgrades, and routine maintenance. OSMB operates on a biennial grant cycle, with a primary application period typically opening in early spring.

- **Funding Limits:** Varies by program; up to $300,000+ for competitive federal grants
- **Match Requirement:** Typically 25 percent; varies by program (some non-motorized grants have no match)
- **Website:** https://www.oregon.gov/osmb/boating-facilities

Recreational Trails Program (RTP)

Federally funded by the Federal Highway Administration (FHWA) and administered by OPRD, RTP grants support motorized and non-motorized trail development, maintenance, and rehabilitation. Eligible projects include trail construction, rehabilitation, signage, land acquisition, and trail education.

- **Funding Limits:** $10,000 minimum; recommended $150,000 max for non-motorized projects; no max for motorized projects.
- **Match Requirement:** 20 percent required (may include volunteer labor, donated materials, or other funding sources)
- **Application Deadline:** January annually.
- **Website:** www.oregon.gov/oprd/gra/pages/gra-rtp.aspx

Travel Oregon – Competitive Grants Program

Administered by the Oregon Tourism Commission, this program funds projects that enhance the visitor experience and support tourism in Oregon. Funded projects must demonstrate how they **enhance, expand, or promote the visitor experience**. Eligible proposals may include tourism-related infrastructure, planning, or marketing efforts.

- **Funding Limits:** $20,000–$150,000;
- **Match Requriement:** not required, but encouraged
- **Website:** https://industry.traveloregon.com/grants/competitive-grants-program

USDA Rural Development – Recreation Economy for Rural Communities (RERC) and Related Grants

USDA Rural Development offers grants, loans, and planning assistance that can support parks, trails, and recreation facilities in rural communities. The Recreation Economy for Rural Communities (RERC) program, delivered in partnership with the U.S. Environmental Protection Agency and USDA Forest Service, provides no cost planning support to help towns grow their outdoor recreation economy. While RERC does not fund construction, it offers facilitated workshops, technical expertise, and an action plan that can strengthen future grant applications. Additional USDA programs include the Community Facilities Program (construction or improvement of community parks, trails, and recreation centers), Rural Economic Development Loan and Grant Program (REDLG) (zero interest loans and small grants for job creating projects), and the Rural Community Development Initiative (capacity building and facility improvements in low income rural areas).

- **Funding Limits:** Varies by program; Community Facilities Program grants up to $50,000 with larger loan options available
- **Match Requirement:** Varies by program
- **Website:** https://www.rd.usda.gov

REGIONAL & LOCAL PUBLIC FUNDING

Local and county-level funding mechanisms, such as transient lodging tax revenues and discretionary budgeting, can support tourism-related park improvements and infrastructure enhancements.

City of Boardman Transient Room Tax (TRT) Funds

The City of Boardman collects a 5 percent transient room tax (TRT). Under Oregon law, a portion of these funds must support tourism promotion and visitor-related amenities. Certain projects, such as trails, park event spaces, and tourism-focused recreational facilities, may be eligible.

Morrow County Transient Lodging Tax (TLT) Funds

Morrow County collects TLT revenue, which must be used for tourism-related purposes under Oregon law. While no formal grant program currently exists, projects that enhance visitor experiences—such as trails, wayfinding signage, and event infrastructure—may be eligible for funding through the County's discretionary budget process. Interested applicants should confirm with Morrow County whether TLT funds can be allocated to a proposed project and coordinate timing with the County's annual budgeting cycle.

Columbia River Enterprise Zone III (CREZ III)

CREZ III is a state-authorized tax incentive program administered jointly by Morrow County and the Port of Morrow. It allows qualifying businesses that invest within the designated zone to receive property tax exemptions in exchange for annual Community Service Fees (CSFs)—payments made in lieu of taxes.

These CSFs are negotiated as part of the enterprise zone agreements and are used to fund public-benefit projects across the region. While CREZ III is not a grant program with an open application process, local governments and community partners may collaborate with the Port or County to request funding for eligible projects. Investments have supported major community assets such as the Boardman Pool and Recreation Center, the SAGE Center, and public parks and trails. Parks and recreation projects that benefit workforce families, support tourism, or provide shared community infrastructure may be good candidates for CREZ III investment when coordinated through inter-agency partnerships.

Port of Morrow: Strategic Infrastructure and Community Partnerships

The Port of Morrow regularly collaborates with the City of Boardman, Morrow County, and the Boardman Park & Recreation District to enhance parks, trails, and public spaces. In many cases, the Port contributes land access, site development, or in-kind maintenance for recreational amenities located on its property. Public sites such as Marker 40 Park, Veterans Park, and portions of the Columbia River Heritage Trail have been developed and maintained through these partnerships. The Marker 40 Golf Course, acquired by the Port in 2020, continues to offer low-cost public recreation and scenic river views.

Although Port funding is discretionary and project-specific, local agencies are encouraged to coordinate with Port leadership when pursuing recreation or infrastructure initiatives that:

- Serve the local workforce and their families
- Support tourism or economic diversification
- Enhance riverfront access or trail connectivity
- Align with broader regional development goals

The Port also jointly administers the Columbia River Enterprise Zone III (CREZ III) with Morrow County, a state-authorized tax abatement program that has supported numerous public-benefit projects through Community Service Fees. For more information, see the CREZ III section of this Appendix.

In this capacity, the Port of Morrow functions not only as an industrial authority, but also as a long-term civic partner—playing a unique role in shaping the built environment and supporting quality of life in the greater Boardman area.

CORPORATE AND INSTITUTIONAL PARTNERS

Several corporate and institutional partners operating in and around Boardman offer funding or partnership opportunities that may align with park and recreation goals. While direct funding for park infrastructure is not always guaranteed, projects that align with corporate social responsibility priorities, such as sustainability, community development, and public recreation, may qualify for support.

Amazon Eastern Oregon Community Fund

Amazon offers funding for community-led initiatives through the Amazon Eastern Oregon Community Fund. Grants support a wide range of focus areas including sustainability, environment, health, STEM education, and equity. While park-related projects are not explicitly listed, those that improve community well-being or environmental quality

may be eligible. The application process is managed by the non-profit organization ChangeX. More information is available at: https://www.changex.org/us/funds/amazon-oregon.

Bonneville Power Administration (BPA)

BPA supports energy efficiency, conservation, and educational initiatives. While BPA does not offer direct grants for park infrastructure, partnerships that incorporate sustainability or conservation strategies may be eligible for support. For detailed information, reaching out to BPA or visiting their official website is recommended.

Portland General Electric (PGE)

PGE offers various community support programs, including grants and sponsorships focused on education, environmental stewardship, and community vitality. While specific programs targeting park development aren't detailed, projects that enhance environmental sustainability or community engagement may be eligible for support. It's advisable to contact PGE directly or visit their official website to inquire about current funding opportunities relevant to park-related projects. More information is available at: https://portlandgeneral.com/about/who-we-are/community/grants-sponsorships.

Port of Morrow

The Port of Morrow plays a key role in regional economic development. While it does not offer a formal grant program, it may support community infrastructure projects—particularly those that enhance livability and promote growth. Coordination with Port leadership is recommended to explore partnership opportunities.

PRIVATE FOUNDATION GRANTS AND CHARITABLE FUNDS

Private foundations play a vital role in supporting parks, recreation, and community development across Oregon. Many foundations operating in or near the Boardman region offer funding for capital improvements, environmental restoration, outdoor recreation, and health and wellness initiatives. These grant programs often complement public funding sources and can be especially effective in supporting local priorities through community partnerships. The following foundations offer relevant grant opportunities that may be applicable to park and recreation projects in Boardman.

Collins Foundation

A large private foundation based in Oregon that offers responsive grants through its GO Grants program (formerly "Responsive Grantmaking"). Grants support a variety of sectors, including arts & culture, community welfare, environmental stewardship, and health equity. The foundation emphasizes diversity, equity, inclusion, and community well-being, and while capital funding is not excluded, proposals must align closely with its focus on equitable community outcomes. More information is available at: https://www.collinsfoundation.org/grants.

Ford Foundation

Based in Roseburg, Oregon, the Ford Family Foundation supports rural communities (populations under 35,000) in Oregon and Siskiyou County, California. The foundation offers Good Neighbor Grants for capital and programmatic needs, Technical Assistance Grants for capacity-building efforts, and Strategic Funding Initiatives that align with the Foundation's focus areas: Family, Education, and Community impact by invitation only.

- Good Neighbor Grants: Up to $25,000 (Small); Over $25,000 (Large)
- Technical Assistance Grants: Up to $5,000
- **Match Requirement:** 10 percent cash match for Technical Assistance Grants
- **Website:** https://www.tfff.org/grants/

Good Shepherd Foundation

Located in Hermiston, Oregon, the Good Shepherd Foundation awards grants twice a year to nonprofits supporting the health and wellness of northeast Oregon communities. In 2024, grants funded approximately 30 local projects focused on physical and mental health services, care access, and overall community wellness.

- **Funding Limits:** $500 to $27,500 (2024 cycle)
- **Website:** https://www.gshealth.org/foundation/awards

Meyer Memorial Trust

Provides grant funding for capital improvement projects related to parks and recreation, focusing on equity, accessibility, and environmental sustainability. Grant types include Project Support Grants for specific, high-priority initiatives and Operating Support Grants for organizations closely aligned with Meyer's mission and goals. More information is available at: www.mmt.org.

M. J. Murdock Charitable Trust

Provides funding for park development, outdoor recreation, and environmental conservation, prioritizing projects that enhance access to nature and support active lifestyles. The Trust supports infrastructure projects, capacity-building, and major renovations. More information is available at: www.murdocktrust.org.

Oregon Community Foundation (OCF) – Oregon Parks Foundation Fund

The Oregon Parks Foundation Fund was established in 1975 and now operates as a community-advised fund of the Oregon Community Foundation (OCF). OPFF supports projects that acquire, restore, and enhance Oregon's parks, with priority given to improving public access, educational programming, and the natural environment. Eligible initiatives include land acquisition, native habitat restoration, trail construction, interpretive signage, and ecological education—particularly those that demonstrate strong community support, foster partnerships, benefit underserved populations, and offer measurable public impact.

- **Funding Limits:** $1,000–$5,000, with larger grants possible for unique, high-impact proposals
- **Website:** https://oregoncf.org/grants-and-scholarships/grants/oregon-parks-foundation-fund

Wildhorse Foundation Grant

The Wildhorse Foundation, managed by the Confederated Tribes of the Umatilla Indian Reservation, distributes over $1 million annually through a quarterly competitive grant program. It supports nonprofit organizations—especially those serving the Cayuse, Umatilla, and Walla Walla tribal areas—across ten key focus areas: arts, culture, education, public health, public safety, historic preservation, environmental initiatives, youth programs, community infrastructure, and cultural events. For more information, visit: https://www.thewildhorsefoundation.com/grants.

LOCAL FUNDRAISING AND REVENUE STRATEGIES

Local fundraising and revenue strategies can provide sustainable, community-driven support for parks, trails, and recreation programs. These approaches foster local pride, build stewardship, and create long-term investment in recreational spaces.

Community Donations and Sponsorships

Community donations and sponsorships provide accessible, meaningful ways for individuals and businesses to support local parks, trails, and recreation programs. Naming opportunities for benches, trails, play features, and other amenities allow donors to contribute funding in exchange for visible recognition. Boardman is home to a wide range of corporate, industrial, and agricultural employers—many of whom may be interested in sponsorships or philanthropic partnerships that enhance livability and promote employee well-being.

The City and District may also consider offering a "**triple-impact donation**" option, modeled after endowment-style giving. In this approach, donors contribute three times the cost of a selected improvement. One-third supports the immediate feature (e.g., a bench, trail segment, or play element), one-third is set aside for long-term maintenance, and one-third is directed to an equity-focused or lower-profile need elsewhere in the system. This model encourages sustainable investment, reinforces stewardship, and helps elevate underfunded priorities.
To deepen donor engagement and expand access, the City and District could also implement targeted and recurring giving initiatives, such as:

- **Mini-campaigns** like "Buy-a-Brick," "Light the Trail," or "Build-a-Bench," which allow donors to fund specific elements at various giving levels.
- **Monthly donor programs**, enabling community members to make consistent, budget-friendly contributions over time.
- **"Round-up at checkout"** partnerships with local retailers, offering residents a way to donate small change toward community parks.

These flexible giving options allow people of all income levels to contribute, foster a sense of ownership, and strengthen long-term community support for the park system.

Community Partnerships, Volunteerism and In-Kind Contributions

Local businesses, civic organizations, and volunteers play a vital role in improving and maintaining parks. These partnerships can take the form of in-kind contributions (such as donated labor, materials, or services), financial support, or ongoing programming collaborations.

- **Potential partners** include the Boardman Chamber of Commerce and BCDA, which may support signage and amenity standards, and the Boardman Library, which is interested in a Story Walk initiative.
- **Volunteer-led initiatives** such as coordinated cleanup days, tree planting, and trail work, can serve as match for grants. In the 2024 survey, **83 percent of participants said they would support City cleanup days to improve park appearance**, suggesting strong community interest.

Business and Youth-Led Initiatives

Local businesses and youth organizations can provide meaningful support through financial, promotional, and service-oriented efforts:

- **Adopt-a-Park or Adopt-a-Trail** programs allow businesses, civic groups, or families to sponsor ongoing improvements or maintenance of defined areas, with recognition signage to encourage visibility and community pride.

- **Businesses can participate in structured, ongoing giving programs with defined contribution levels** (e.g., Bronze, Silver, Gold). In return, sponsors receive recurring visibility—such as co-branding at annual events, recognition on the City/District's website or signage, or acknowledgment in seasonal program guides. Unlike one-time naming donations, this model encourages sustained support and strengthens long-term partnerships between local businesses and the park system. Examples of sponsor visibility may include branded signage on outfield fencing at ball fields or other high-traffic areas—offering businesses a meaningful way to demonstrate community investment while enhancing the identity of public spaces.
- **Youth-led fundraisers and service projects**—such as cleanup days, mural installations, or event support—build leadership skills while fostering a culture of stewardship and ownership among local youth.

Property Tax Levy

A voter-approved tax levy increase could provide additional funding for park and recreation infrastructure and maintenance. In the 2024 community survey, **59% of respondents said they would support a small increase in the District's tax base to help fund desired improvements—**demonstrating public openness to a potential levy.

Fundraising Events and Campaigns

Special events such as 5K races, festivals, and benefit concerts can generate revenue while engaging the community. Crowdfunding platforms also provide direct community support.

By leveraging a diverse mix of grants, private donations, corporate sponsorships, and community-driven fundraising strategies, the Boardman Park and Recreation District and the City of Boardman can build a sustainable foundation for enhancing parks, trails, and recreational programs—now and for future generations.

MEMORANDUM

To: Mayor Keefer and members of the City Council
Cc: Brandon Hammond, City Manager
From: Carla McLane, Planning Official
Date: October 27, 2025
RE: Planning Department Monthly Update

Strategic Planning Program: As shared last month, three projects are nearing completion – the Transportation System Plan, Parks Master Plan, and the Economic Opportunities Analysis. The TSP left the Planning Commission on October 16, headed to the City Council with a "do adopt" recommendation for the Public Hearing scheduled for November 18. The DRAFT Parks Master Plan has been submitted to the Department of Land Conservation and Development (DLCD) and is scheduled for a Planning Commission public hearing on October20 which will be followed by a joint City Council/Boardman Park and Recreation District Board public hearing in January. You can follow these projects at this location on the City's website. We are also actively working towards the kickoff of UrbanForm which will happen on November 5, bringing the development of this project to implementation. For a bit more information on the various projects, see below:

- **Transportation System Plan (TSP):** The Planning Commission public hearing that was held on October 16 resulted in a recommendation to the City Council "to adopt." The City Council public hearing is scheduled for November 18. You can follow the TSP Update and the PAC here.

- **Economic Opportunity Analysis (EOA):** A second DRAFT of the EOA, along with additional information concerning Goal 9 Comprehensive Plan Policies and Development Code amendments, will be reviewed by the PAC on Tuesday, October 28. Depending on the outcome of that discussion, notice to DLCD and the required public hearings could be scheduled. There is a joint City Council/Planning Commission workshop scheduled for the evening of November 18. You can follow the EOA PAC here.

- **Housing Capacity Analysis (HCA):** The Scope of Work for this project has been drafted and refined. We have been targeting November 1 as the kickoff date for the project, and we will be a bit late, but should see kick off soon. The appointment of the PAC would be an early action and could be on the City Council agenda in December.

- **Parks Master Plan (PMP):** The final DRAFT of the PMP has been submitted to DLCD anticipating a Planning Commission public hearing on November 20 with adoption anticipated in January 2026 with a joint public hearing with the City Council and the Board of the Boardman Park and Recreation District. You can follow the PMP PAC here.

- **Boardman Development Code (BDC) and Comprehensive Plan (CP):** The fourth PAC meeting was held October 13 which saw some good discussion around the community outreach that has occurred and next steps. There is also a change in project

management for the project by the consultant team which I support. My takeaway is that we are going to get this project more focused with a change in schedule to acknowledge that the inputs from the HCA need to be accounted for, delaying the conclusion of this project but with a better overall project outcome. You can follow the CP/BDC PAC here.

- **System Development Charge (SDC) Update:** We have reached out to the contractor and requested that this project be reengaged with the adoption of the Parks Master Plan and Transportation System Plan pending as significant input.

Other Programmatic work: Work is also progressing on other projects with a planning focus. Those include the:

- **Boardman Municipal Code (BMC):**
  - Addressing Ordinance: Work will continue at the staff level, but with other projects and current development it is currently stalled.
  - Business License Ordinance: This regulation has changed focus to transient merchants with a second reading and adoption at this month's (November 4) City Council meeting.
  - Park Regulations: With the new Parks Master Plan coming on board there are several items that need to be clarified which can be incorporated into the Municipal Code. More on this topic soon.
- **Code Enforcement and Animal Control Program:** Focus areas have been around junk, garbage, and debris; abandoned vehicles; and working to address chronic dogs at large. To assist homeowners with violations concerning junk, garbage, and debris, vouchers have been provided to help assist with compliance.

Planning Reviews and Approvals: My intent here will be to add Planning Department actions that end in an approval for development. I will be cautious to protect the City Council's role as the appeal body for any local decisions. And if there haven't been any decisions this section may be blank.

- ✓ **Homes, homes, and more homes:** I think the most important topic for conversation here is the kickoff of the Housing Capacity Analysis which will occur in November if all the parts and pieces come together. As we see River Ridge moving to their final phases and the development of Chaparral, there will be a significant number of single-family lots become available. But those are potentially the last until we see new land become available. The HCA will better clarify those needs and assist in identifying a realistic timeline to add land to the inventory.
- ✓ **Commercial Development:** Planning Commission met in October to review the Transportation System Plan. They will continue to be busy in both November and December with the Parks Master Plan and other projects related to residential, commercial, and industrial activity. Staff have been busy with a variety of pre-application meetings on all those fronts which will lead to eventual applications and public hearings. In other words, we are getting busy.