



# PLANNING COMMISSION MEETING

February 19, 2026 at 6:00 PM

Boardman City Hall Council Chambers  
**AGENDA**

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**1. CALL TO ORDER**

**2. FLAG SALUTE**

**3. ROLL CALL**

**4. APPROVAL OF MINUTES**

[A.](#) Planning Commission Meeting Minutes January 15, 2026

**5. PUBLIC HEARINGS**

[A.](#) DIV26-000001: City of Boardman, applicant, and owner. Property is described as tax lots 100,101, and 800 of Assessor's Map 4N 25E 09DA and is zoned Residential Multifamily Sub District. The request is to subdivide three existing properties into five separate lots. Criteria are found in the Boardman Development Code (BDC) Chapter 4.3 Land Divisions and Lot Line Adjustments and is being processed as a Type III decision.

**B.** LND25-000005 Continued: Unity Partners, applicant. Request, as amended is to update the BDC Chapter 2.1 Residential District to incorporate provisions of the Housing Model Code – Medium Cities (effective January 1, 2026). The objective of this amendment is to address inconsistencies of the BDC with Oregon Revised Statute and Administrative Rules related to siting standards for all housing types, to allow cottage clusters and accessory dwelling units, and to clarify land partition requirements for middle housing. Criteria for approval are found in the BDC Chapter 4.1 Types of Applications and Review Procedures, specifically 4.1.600 Type IV Procedure (Legislative).

This request has been withdrawn

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



# PLANNING COMMISSION MEETING

January 15, 2026 at 6:00 PM

Boardman City Hall Council Chambers

## MINUTES

### 1. CALL TO ORDER

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

### 2. FLAG SALUTE

### 3. ROLL CALL

Commissioners Present: Commissioner Jolene Stensland, Commissioner Rod Taylor, Commissioner Mike Connell, Commissioner Ragna TenEyck, Commission Chair Zack Barresse, Commission Vice Chair Sam Irons, Commissioner David Jones.

### 4. WELCOME NEW MEMBERS

Commissioner Connel was reappointed. Commissioner Stensland and, Commissioner Taylor were both appointed.

Timestamp - 1:11

### 5. ELECTION OF OFFICERS

Timestamp - 3:12

#### A. Chair - Commissioner Zack Barresse

Motion made by Commissioner Jones, Seconded by Commissioner Connell.

Voting Yea: Commissioner Stensland, Commissioner Connell, Commissioner

TenEyck, Commission Chair Barresse, Commission Vice Chair Irons, Commissioner Jones

#### B. Vice Chair - Commissioner Sam Irons

Motion made by Commissioner Jones, Seconded by Commissioner Connell.

Voting Yea: Commissioner Stensland, Commissioner Connell, Commissioner

TenEyck, Commission Chair Barresse, Commission Vice Chair Irons, Commissioner Jones

### 6. APPROVAL OF MINUTES

#### A. Planning Commission Meeting Minutes December 18, 2025

Motion made by Commissioner Connell, Seconded by Commission Vice Chair Irons.

Voting Yea: Commissioner Stensland, Commissioner Connell, Commissioner

TenEyck, Commission Chair Barresse, Commission Vice Chair Irons, Commissioner Jones

Timestamp - 6:40

### 7. PUBLIC HEARINGS

A. RVW25-000057: KPFF, applicant, and Amazon Data Services, owner. Property is described as tax lot 411 of Assessor's Map 4N 25E 09 and is zoned General Industrial. The request is for civil site plan modifications to support the installation of an owner-provided wastewater treatment system. Criteria for approval are found at the Boardman Development Code Chapter 4.2 - Development Review and Site Design Review with the standards in 4.2.500 Site Design Review - Application Submission Requirements and 4.2.600 - Site Design Review Approval Criteria. Also applicable is Chapter 2.3 General Industrial and provisions in Chapter 3. It is being processed as a Type III decision.

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

Application has been withdrawn - Timestamp 7:55

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

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

Motion to continue Amendment LND25-000005 to the February 19,2026, Planning Commission hearing at 6:00 PM at Boardman City Hall.

Motion made by Commission Vice Chair Irons, Seconded by Commissioner Jones. Voting Yea: Commissioner Stensland, Commissioner Connell, Commissioner TenEyck, Commission Chair Barresse, Commission Vice Chair Irons, Commissioner Jones

Timestamp - 8:34

C. The request is to adopt the Economic Opportunities Analysis as a guidance document for a planned update to the City of Boardman Comprehensive Plan to inform Goal 9 Economics. Criteria for approval are found at the Boardman Development Code Chapter 4.1 Types of Applications and Review Procedures, specifically 4.1.600 Type IV Procedure (Legislative). It is being processed as a Type IV decision, with the final hearing before the city council.

"Motion to forward the EOA, as presented to the City Council with a "do-adopt" recommendation".

Motion made by Commissioner Connell, Seconded by Commissioner TenEyck. Voting Yea: Commissioner Stensland, Commissioner Taylor, Commissioner Connell, Commissioner TenEyck, Commission Chair Barresse, Commission Vice Chair Irons, Commissioner Jones

Timestamp: 11:30

**8. DISCUSSION ITEMS**

A. Planning Official Update

Planning Official Carla McLane gave her report - Timestamp 48:38

**9. PUBLIC COMMENT**

Jonathan Tallman gave public comment. Timestamp - 57:07

**10. COMMISSION COMMENTS**

Commissioners welcomed newly appointed commissioners. Timestamp - 59:28

**11. ADJOURNMENT**

Commission Chair Barresse adjourned meeting at 7:02 PM.

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Zack Barresse, Commission Chair

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Planning Department

**PLANNING COMMISSION  
FINDINGS OF FACT  
SUBDIVISION DIV26-000001  
TYPE III DECISION PROCESS**

**REQUEST:** To approve the reconfiguration of four parcels and lots into five lots.

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**APPLICANT/OWNER:** City of Boardman  
PO Box 229  
Boardman, Oregon 97818

**PROPERTY DESCRIPTION:** Tax Lots 100,101,800 and 801 of Assessor’s Map 4N 25 09DA

**ZONING OF THE AREA:** Residential Multifamily Sub District

**PROPERTY LOCATION:** North of Interstate 84, east of Main Street, along NE Front Street at the intersection with Olson Road.

- I. **GENERAL INFORMATION:** The request is to subdivide the 4 parcels and lots into 5 lots and dedicate right-of-way for the development of infrastructure, including streets that connect existing right-of-way for traffic circulation and to support the development of the subject property.
- II. **APPROVAL CRITERIA:** The application has been filed under the City of Boardman Development Code Chapter 4 Applications and Review Procedures 4.3 Land Divisions and Lot Line Adjustments. This chapter addresses a number of types of land divisions with a variety of criteria that are applicable to them at various points in the review and approval process. This review will use the approval criteria identified below in **bold** type with responses in regular type. Other parts of the chapter outline what is required of a complete application and the standards applicable to the final plat which will follow later in the decision making and approval process.

**4.3.140 Approval Criteria: Preliminary Plat**

- A. **General Approval Criteria. The City may approve, approve with conditions or deny a preliminary plat based on the following approval criteria:**
  - 1. **The proposed preliminary plat complies with all of the applicable Development Code sections and other applicable ordinances and regulations. At a minimum, the provisions of this Chapter, and the applicable sections of Chapter 2.0 (Land Use Districts) and Chapter 3.0 (Design Standards) shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the relevant sections of Chapter 5.0 (Exceptions);**  
The preliminary plat was submitted with the application and the proposed subdivision is allowed as the subject property is zoned for residential use. The requirements of Chapter 3 will be discussed later in these findings. A variance has not been deemed necessary.
  - 2. **The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;**  
Columbia View Subdivision has been identified for this development. The proposed plat name meets this criterion.

3. **The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivisions and maps of major partitions already approved for adjoining property as to width, general direction and in all other respects. All proposed public improvements and dedications are identified on the preliminary plat; and**

This request is intended to provide a connection between NE Boardman Avenue and Olson Road, including the extension of 4th Street to NE Boardman Avenue, and to establish a 60-foot right-of-way consistent with the City's Transportation System Plan (TSP). All proposed dedications are identified on the preliminary plat. Prior to the installation of infrastructure, an engineering set shall be submitted for review and approval by the City Engineer, Public Works Director, and Planning Official, as a Condition of Approval.

4. **All proposed private common areas and improvements (e.g., homeowner association property) are identified on the preliminary plat.**

No common areas or improvements are identified or proposed. This criterion is not applicable.

- B. Block and Lot Standards. All proposed blocks (i.e., one or more lots bound by public streets), lots and parcels conform to the specific requirements below:**

1. **All lots shall comply with the lot area, setback, and dimensional requirements of the applicable land use district (Chapter 2), and the standards of Chapter 3.1.200.J - Street Connectivity and Formation of Blocks.**

The proposed lots are of reasonable dimensions to allow development in the zone and meet the required setback and other requirements of Chapter 2. The proposed blocks meet the block length and perimeter standards.

2. **Setbacks shall be as required by the applicable land use district (Chapter 2).**

Setbacks will be applied at the time of development.

3. **Each lot shall conform to the standards of Chapter 3.1 - Access and Circulation.**

Each lot will have access to the street it is fronting. An Access Permit will be required for each parcel at the time of development.

4. **Landscape or other screening may be required to maintain privacy for abutting uses. See also, Chapter 2 - Land Use Districts, and Chapter 3.2 - Landscaping.**

Landscaping or screening may be required at the time of development.

5. **In conformance with the Uniform Fire Code, a 20-foot width fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive. See also, Chapter 3.1- Access and Circulation.**

Based on the proposed lot sizes and dimensions this criterion is not applicable. At the time of development review concerns are raised about fire apparatus access other standards would be applicable.

6. **Where a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat.**

Based on the layout of the subdivision this criterion is not applicable. At the time of development review if this is a request or deemed to be required other standards would be applicable.

- D. Conditions of Approval. The City may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations, and may require reserve strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties. See also, Chapter 3.4.000.D (Public Facilities).**

The City has identified two Conditions of Approval applicable to this request concerning the development of infrastructure and the Final plat.

- III. **PROPERTY OWNERS NOTIFIED:** January 28, 2026
- IV. **SITE TEAM MEETING:** February 5, 2026
- V. **PUBLIC HEARING:** February 19, 2026  
City of Boardman Council Chambers  
200 City Center Circle  
Boardman, Oregon 97818
- VI. **PLANNING COMMISSION DECISION:** The Planning Official recommends approval of this request with the following Conditions of Approval.

**PRECEDENT CONDITIONS (prior to signing and recording the final plat):**

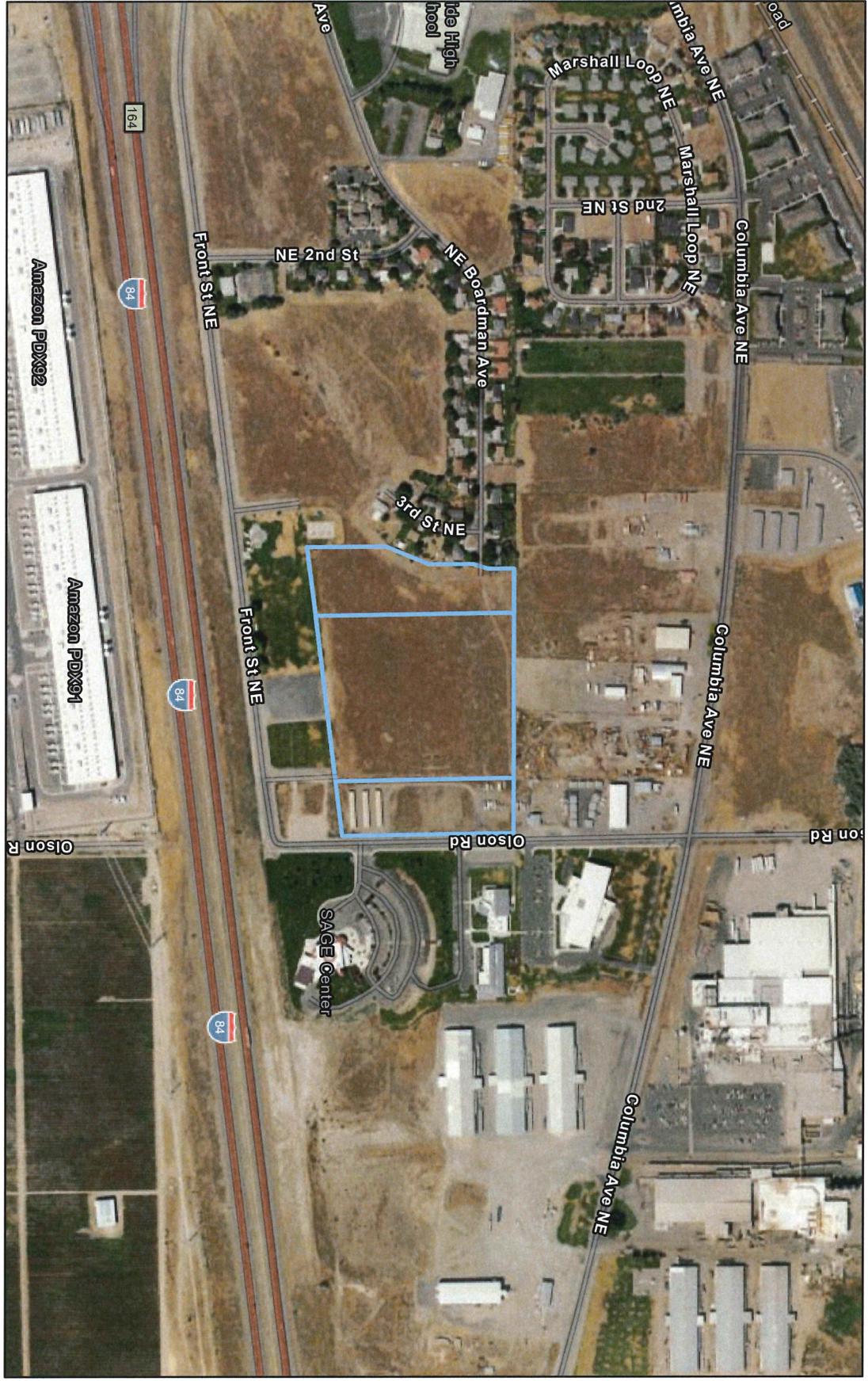
1. Submit an engineering plan prior to development of the subdivision infrastructure for review and approval by the City Engineer, Public Works Director, and Planning Official.
2. The applicable requirements for review and approval of a final Plat will be applied once infrastructure is installed and a preliminary Plat is provided by the applicant for review.

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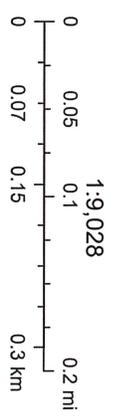
Zack Barresse, Chair \_\_\_\_\_ Date

ATTACHMENTS:  
Vicinity Map  
Preliminary Plat

Tax lots: 100, 101, and 800



1/27/2026, 3:51:46 PM  
Override 1



Source: Esri, USDA FSA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, @ OpenStreetMap contributors, and the GIS User Community

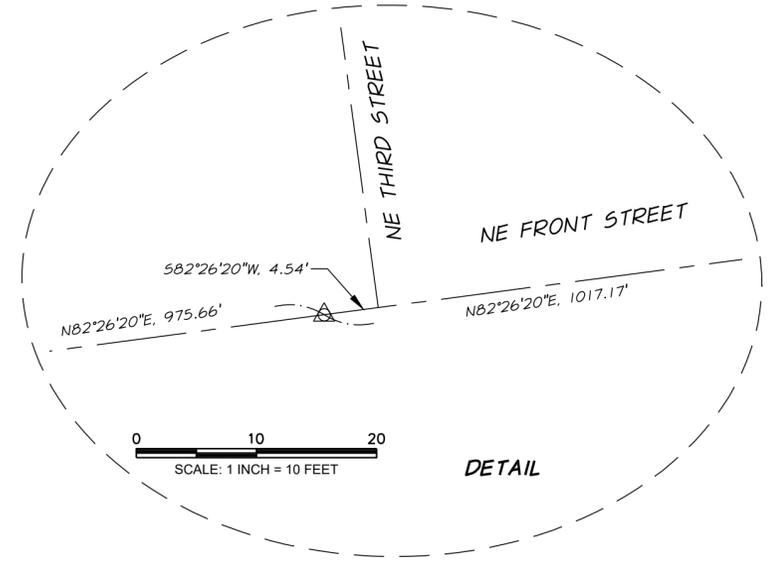
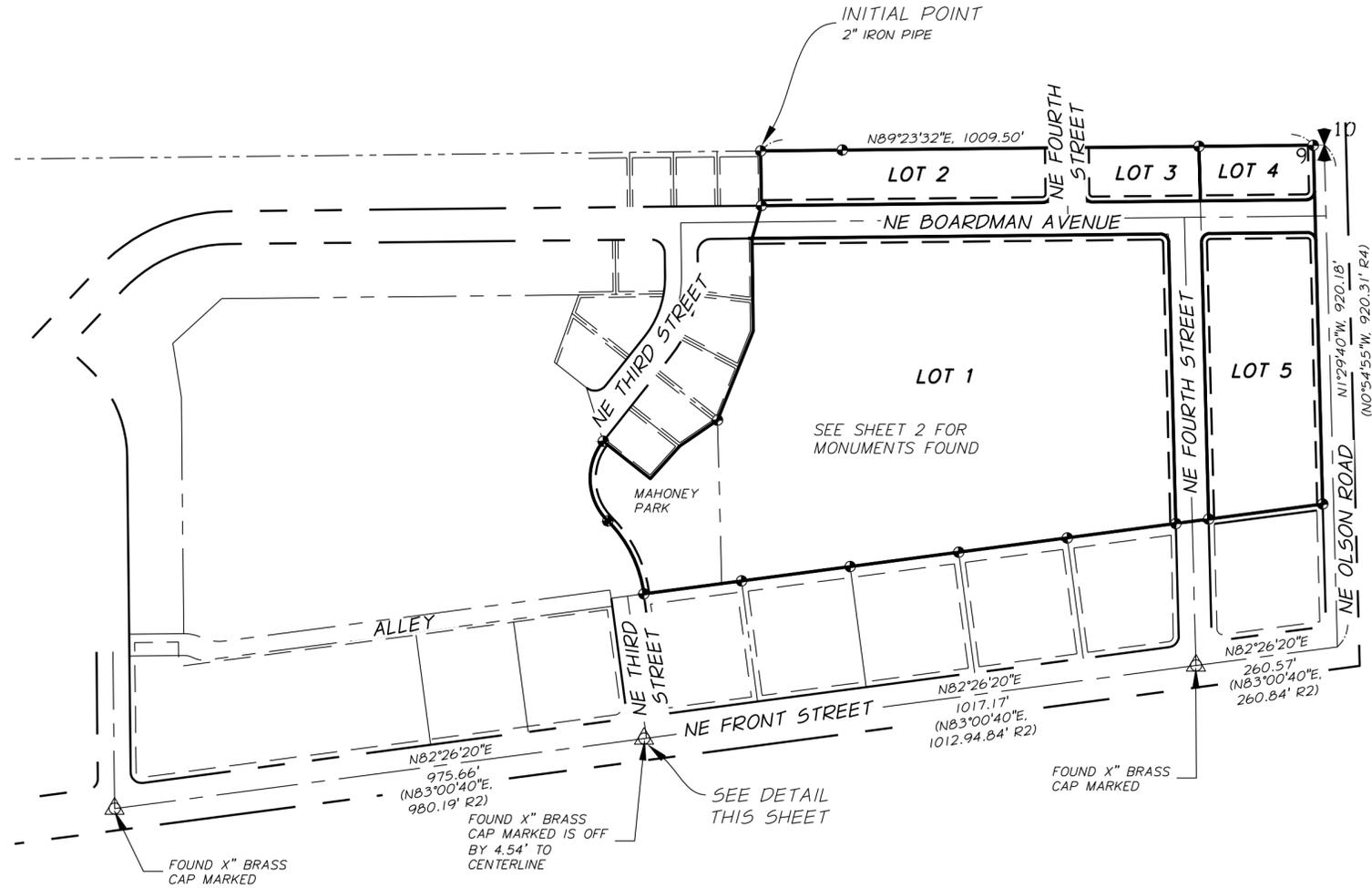
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# COLUMBIA VIEW SUBDIVISION

A REPLAT LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON

### PLAT INDEX

PAGE 1 - PLAT INDEX AND GENERAL SUBDIVISION OUTLINE  
 PAGE 2 - LOTS 1-5 DETAIL SURVEY LINES  
 PAGE 3 - SIGNATURES, DECLARATIONS, AND APPROVALS



### SURVEYOR'S NARRATIVE

**PURPOSE:** THIS SUBDIVISION WAS PERFORMED AT THE REQUEST OF THE CITY OF BOARDMAN FOR THE PURPOSE OF CREATING 5 LOTS AS SHOWN. I HAVE CONFIGURED THE LOTS AS DIRECTED BY THE CITY OF BOARDMAN.

**PROCEDURE:** THIS SUBDIVISION IS IN THE SOUTHEAST ONE QUARTER OF SECTION 9, NORTH OF INTERSTATE HIGHWAY 84. THE WEST LINE IS THE EAST LINE OF NE THIRD STREET, AND THE EAST LINE OF HANSEN'S FIRST ADDITION TO BOARDMAN. THE NORTH LINE IS THE EAST-WEST CENTERLINE OF SAID SECTION 9, WHICH WAS FOUND BY THE BRASS SCREW AND THE FOUND MONUMENTS ON HANSEN'S FIRST ADDITION TO BOARDMAN. THE EAST LINE IS THE WEST LINE OF OLSEN ROAD RIGHT-OF-WAY. THE SOUTH LINE IS THE NORTH LINE OF KNUDSEN COMMERCIAL PARK. EACH LINE WAS FOUND BY EXISTING MONUMENTS AND THEY FIT WELL.

THIS SURVEY IS BASED ON OREGON STATE PLANE SYSTEM - NORTH ZONE ZONE.

### LEGEND

- FOUND 2 1/2" BRASS CAP QUARTER CORNER
- FOUND X" BRASS CAP IN MONUMENT BOX
- FOUND MONUMENT AS NOTED
- SET 5/8" X30" IRON ROD WITH ORANGE PLASTIC CAP MARKED "APA 49593PLS"
- SET 5/8" X30" IRON ROD WITH ALUMINUM MARKED "APA 49593PLS" IN MON BOX
- ADJACENT PROPERTY LINE
- PROPOSED PARCEL BOUNDARY LINE
- SECTION LINES
- RIGHT-OF-WAY LINES
- RIGHT-OF-WAY CENTERLINE
- PUBLIC UTILITY EASEMENT

### MAP REFERENCES

- R1 - "HANSEN'S FIRST ADDITION TO BOARDMAN" BY LAMBERT, RECORDED SEPTEMBER 15, 1976.
- R2 - "KNUDSEN COMMERCIAL PARK" BY KRUMBEIN, RECORDED DECEMBER 1980.
- R3 - COUNTY SURVEY NUMBER C-376-K, BY LANGLITZ
- R4 - PARTITION PLAT 2000-19, BY EDWARDS

0 200 400  
SCALE: 1 INCH = 200 FEET



REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

OREGON  
FEBRUARY 8, 2000  
RICHARD E. STEIN  
49593PLS  
EXPIRES: 6/30/2026

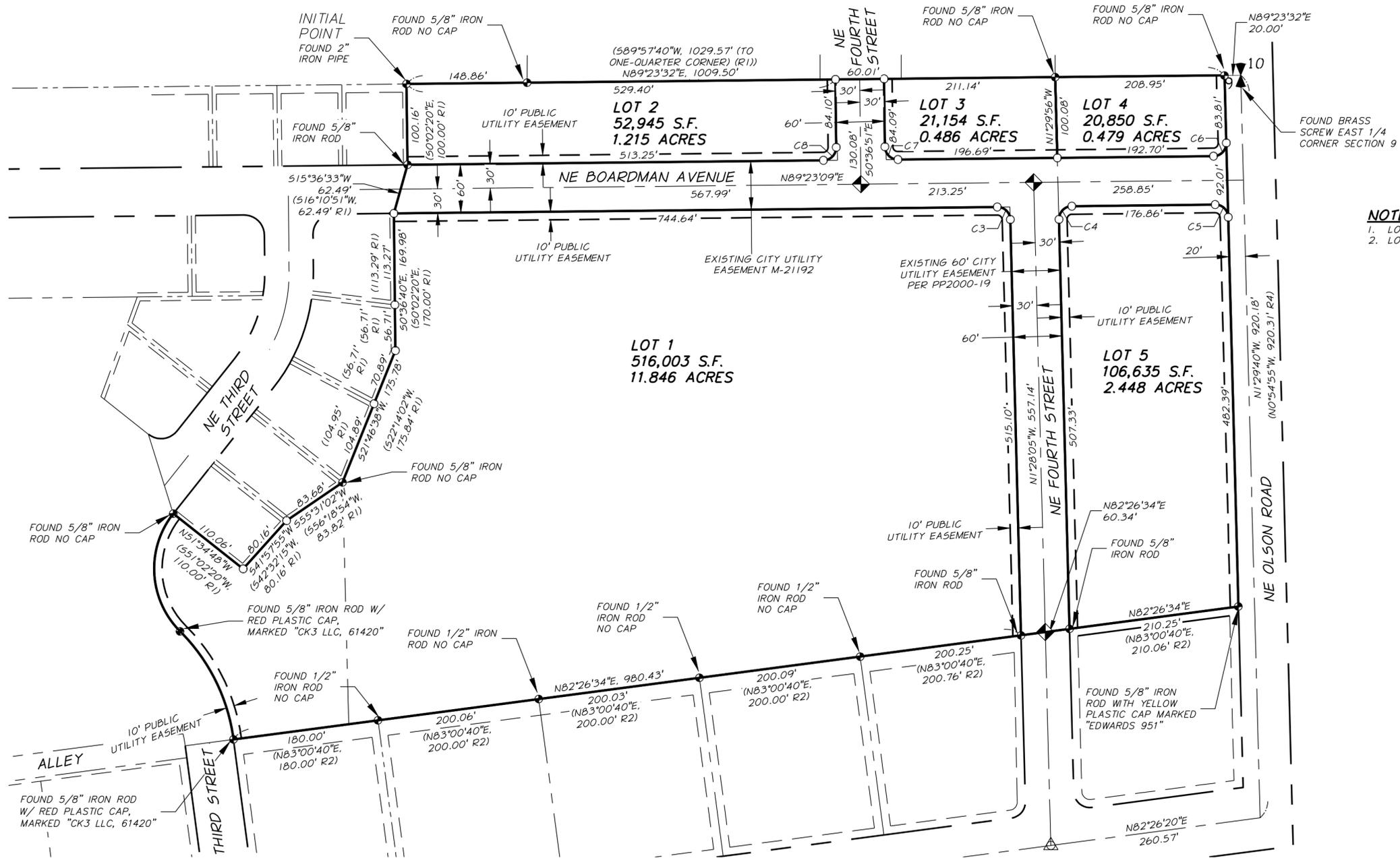
LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON

SCALE: AS SHOWN		SHEET
DATE: 12 JAN 2026		<b>1/3</b>
JOB NO. 439-87		

1901 N. FIR STREET, PO BOX 1107 • LA GRANDE, OR 97850 • (541) 963-8309

# COLUMBIA VIEW SUBDIVISION

A REPLAT LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON



**NOTE:**  
 1. LOT 4 AND LOT 5 ARE ZONED LIGHT INDUSTRIAL.  
 2. LOT 1, LOT 2, AND LOT 3 ARE ZONED RESIDENTIAL.

Curve	Length	Radius	Delta	Chord Bear	Chord Dist
C1	151.75'	232.71'	37°21'45"	S26°14'32"E	149.08'
C2	159.95'	110.00'	83°18'48"	S03°16'01"E	146.23'
C3	24.89'	16.00'	89°08'46"	N46°02'28"W	22.46'
C4	25.37'	16.00'	90°51'14"	S43°57'32"W	22.80'
C5	24.89'	16.00'	89°07'10"	N46°03'16"W	22.45'
C6	25.38'	16.00'	90°52'50"	N43°56'44"E	22.80'
C7	25.13'	16.00'	90°00'00"	S45°36'51"E	22.63'
C8	25.13'	16.00'	90°00'00"	N44°23'09"E	22.63'

**EXACT COPY STATEMENT**  
 I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

RICHARD E. STEIN, PLS 49593PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

**PRELIMINARY**

OREGON  
 FEBRUARY 8, 2000  
 RICHARD E. STEIN  
 49593PLS  
 EXPIRES: 6/30/2026

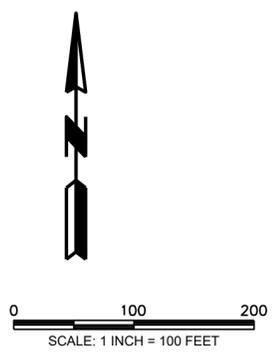
LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON

SCALE: AS SHOWN  
 DATE: 12 JAN 2026  
 JOB NO. 439-87



SHEET  
**2/3**

1901 N. FIR STREET, PO BOX 1107 • LA GRANDE, OR 97850 • (541) 963-8309



# COLUMBIA VIEW SUBDIVISION

A REPLAT LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON

## SURVEYOR'S CERTIFICATE

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED, PLATTED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THIS SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND THE CITY OF BOARDMAN ORDINANCES. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE EXISTING 2" IRON PIPE SET AT THE NORTHEAST CORNER OF LOT 14 OF HANSEN'S FIRST ADDITION TO BOARDMAN, IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, AS SHOWN HEREON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 9, WHICH BEARS N89°23'32"E, ALONG SAID CENTERLINE, 1,029.50 FEET FROM THE EAST ONE-QUARTER CORNER OF SECTION 9;  
THENCE N89°23'32"E, ALONG SAID CENTERLINE, 1,009.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLSON ROAD;  
THENCE S01°29'40"E, ALONG SAID WEST RIGHT-OF-WAY LINE, 658.21 FEET TO THE NORTH LINE OF KNUDSEN COMMERCIAL PARK;  
THENCE S82°26'34"W, ALONG SAID NORTH LINE, 1,251.03 FEET TO THE EAST LINE OF THE PROPERTY IN COUNTY SURVEY NO. 1532-C;  
THENCE ALONG SAID EAST LINE, ALONG A NON-TANGENT CURVE 151.75 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 232.71 FEET, AND A CENTRAL ANGLE OF 37°21'45", (CHORD BEARS N26°14'32"W, 149.08 FEET);  
THENCE ALONG A REVERSE CURVE 159.95 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET, AND A CENTRAL ANGLE OF 83°18'48", (CHORD BEARS N03°16'01"W, 146.23 FEET) TO THE WEST CORNER OF LOT 5 OF HANSEN'S FIRST ADDITION TO BOARDMAN;  
THENCE S51°34'48"E, ALONG THE SOUTH LINE OF LOT 5, 110.06 FEET TO THE EAST LINE OF LOT 5;  
THENCE N41°57'55"E, ALONG SAID EAST LINE, 80.16 FEET TO THE SOUTHEAST CORNER OF LOT 4;  
THENCE N55°44'34"E, ALONG SAID EAST LINE, 83.82 FEET TO THE SOUTHEAST CORNER OF LOT 3 ;  
THENCE N21°39'42"E, ALONG SAID EAST LINE, 175.84 FEET TO THE ANGLE POINT IN LOT 2;  
THENCE N00°36'40"W, ALONG SAID EAST LINE, 169.98 FEET TO THE NORTHEAST CORNER OF LOT 1;  
THENCE N15°36'33"E, 62.49 FEET TO THE SOUTHEAST CORNER OF LOT 14;  
THENCE N00°41'56"W, ALONG SAID EAST LINE, 100.16 FEET TO THE POINT OF BEGINNING.

CONTAINS AN AREA OF 816,715 SQUARE FEET, 18.749 ACRES

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT PAUL KEEFER, MAYOR CITY OF BOARDMAN, THE OWNER, OF THE LANDS REPRESENTED ON THIS PARTITION AND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, SAID OWNER HAVING CAUSED SAID LANDS TO BE PLATTED IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND HAVE DEDICATED THE PORTION OF NE FOURTH STREET AND NE BOARDMAN AVENUE AND THE EASEMENTS SHOWN HEREON.

\_\_\_\_\_  
PAUL KEEFER, MAYOR

## ACKNOWLEDGEMENTS

STATE OF OREGON (55)  
COUNTY OF MORROW

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED PAUL KEEFER, MAYOR, CITY OF BOARDMAN, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

\_\_\_\_\_  
NOTARY PUBLIC OF THE STATE OF OREGON      \_\_\_\_\_  
NOTARY NUMBER      \_\_\_\_\_  
MY COMMISSION EXPIRES

\_\_\_\_\_  
NOTARY - PRINTED NAME

## EXACT COPY STATEMENT

I, RICHARD E. STEIN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

\_\_\_\_\_  
RICHARD E. STEIN, PLS 49593PLS

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

OREGON  
FEBRUARY 8, 2000  
RICHARD E. STEIN  
49593PLS  
EXPIRES: 6/30/2026

## APPROVALS

### MORROW COUNTY PLANNING DEPARTMENT

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
CHAIRMAN

### MORROW COUNTY ASSESSOR AND TAX COLLECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
DEPUTY

### MORROW COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
MORROW COUNTY SURVEYOR

FOR MORROW COUNTY CLERK RECORDING PURPOSES

LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 4 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, CITY OF BOARDMAN, MORROW COUNTY, OREGON

SCALE: AS SHOWN		SHEET
DATE: 12 JAN 2026		<b>3/3</b>
JOB NO: 439-87		
1901 N. FIR STREET, PO BOX 1107 • LA GRANDE, OR 97850 • (541) 963-8309		

**MEMORANDUM**

To: Mayor Keefer and members of the City Council  
Cc: Brandon Hammond, City Manager  
From: Carla McLane, Planning Official  
Date: January 23, 2026  
RE: Planning Department Monthly Update

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At the conclusion of your meeting on February 3, 2026, we will have completed three of our Strategic Planning projects – the TSP, PMP, and EOA!!! I do think it is time for some celebration!

**Strategic Planning Program:** Three down, three to go!! You can follow these projects at [this location](#) on the City’s website. For more information on the various projects, see below:

**Completed or Nearly Completed Projects:**

- **Transportation System Plan (TSP):** The same day that the City Council packet is posted the Morrow County Planning Commission will hold their Public Hearing to consider co-adoption of the City’s TSP. The Board of Commissioner’s Public Hearing is currently scheduled for February 18, 2026. You can follow the next steps of the TSP Update [here](#).
- **Parks Master Plan (PMP):** You were all there on January 13! The adoption documents will be posted [here](#).
- **Economic Opportunity Analysis (EOA):** The City Council Public Hearing is scheduled for February 3. See you there!! You can follow the EOA [here](#).

**Projects Underway or Soon To Be:**

- **Boardman Development Code (BDC) and Comprehensive Plan (CP):** This project was in a holding pattern for the past couple of months as my focus was on adoption of other plans. We are reengaged and adjusting the schedule a bit to allow for information that will come out of the Housing Capacity Analysis and potentially the Main Street Interchange Area Management Plan Refinement work. You can follow the CP/BDC PAC [here](#).
- **Housing Capacity Analysis (HCA):** With the appointment of the Public Advisory Committee on February 3, we are up and running. You can follow the HCA [here](#).
- **Main Street Interchange Area Management Plan Refinement (MS IAMP):** We are working on the Request for Qualifications. In the next month or so a Strategic Plan page will be established and a Public Advisory Committee appointed soon thereafter. More to come.

**Other Programmatic work:** Work is also progressing on other projects with a planning focus. Those include the:

- **System Development Charge (SDC) Update:** Look for work on this project in the new year.
- **Boardman Municipal Code (BMC):** A consultant has been identified that can assist with this project. A scoping meeting will be held prior to the February 3 City Council meeting. Other work that has been discussed includes:
  - Addressing Ordinance: Work is currently stalled.
  - Park Regulations: More on this topic over the next two or three months.

**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:** We have seen an uptick in applications for homes with three coming in the past couple of weeks in the River Ridge Subdivision. The Chaparral subdivision has continued work on the installation of infrastructure with pavement happening this spring.
- ✓ **Community Development:** As 2026 gets underway there are several action items that the Planning Commission will be reviewing over the next several months that will include industrial upgrades, commercial development on both sides of the Interstate, and multi-family development.

