

MEMORANDUM

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

As I attempt to write this month's update I feel a bit like a ship adrift at sea. With the Transportation System Plan (TSP), Parks Master Plan (PMP), and Economic Opportunities Analysis (EOA) all completed I am not sure what to do next. But then I remember that two of those have been appealed to the Land Use Board of Appeals (LUBA), with the third one likely to be as well, and am thankful that we have a really good legal team. As these appeals move forward, I will work with Brandon to keep you posted.

Strategic Planning Program: 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):** Morrow County is in the process of co-adopting the TSP. The Morrow County Planning Commission held their public hearing on January 27 with the Board of Commissioner public hearing held yesterday. Based on comments from Jonathan Tallman they have continued the hearing to March 18, at 1:30 p.m. at the Irrigon Annex. You can follow the next steps of the TSP Update [here](#).
- **Parks Master Plan (PMP):** The adoption documents are posted [here](#). The Boardman Park and Recreation District have also adopted the plan.
- **Economic Opportunity Analysis (EOA):** The adoption documents are posted [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):** The Request for Qualifications has been released. This project, when a consultant team is in place, will have both a Public Advisory Committee (PAC) and Technical Advisory Committee

(TAC) appointed to support the project. In the next month or so a project page will be created to support this project.

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

- **System Development Charge (SDC) Update:** An internal ‘kickoff’ meeting will be held prior to the next Council meeting. With both a Parks Master Plan and Transportation System Plan we have appropriate inputs for new SDC charges to be considered.
- **Boardman Municipal Code (BMC):** We are making progress on identifying how we are going to manage this project. The BMC covers a lot of territory, so we are working to identify critical areas to start with and to help refine our process. The intent is to work through most, if not all, of the BMC over this calendar year.

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:** There is a variety of work on this front. The Chaparral subdivision has been installing infrastructure, and their final plat is in the review process. All indicators are that homes could be under construction during this calendar year. The River Ridge subdivision could see some changes over the next several months. As the outcomes become clearer, I will share them here. There is also interest in a large multi-family development that has gone through the pre-application process; we are anticipating a land use application soon. The Planning Commission also approved the Columbia View subdivision on February 19 which supports the City’s work on the property that was purchased from Suzi Frederickson.
- ✓ **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.

