

MEMORANDUM

To: Mayor Keefer and members of the City Council
Cc: Brandon Hammond, City Manager
From: Stephanie Case, Planning Official
Date: July 27, 2026
RE: Planning Department Monthly Update

Efforts remain focused on regional growth through the strategic plan, while staff concurrently manage steady residential and commercial development citywide. Notably, the Chaparral subdivision is advancing toward completion to create 65 new buildable residential lots.

The 2026 Portland State University (PSU) Population Survey is underway and due in mid-August. This survey collects retroactive annual housing unit and population data to generate the official population estimates released every year. These estimates are used to direct the distribution of state shared revenue and support local planning and decision-making as well as improve data to enhance the accuracy of net changes since the decennial Census.

Looking ahead, staff are also preparing for the upcoming 2027 Population Forecast for Morrow County. Forecast data directly impact Boardman's long-term planning, as PSU's official population projections are the legal baseline to determine whether a city has the mandatory 20-year supply of buildable land. The upcoming numbers will dictate whether the city can justify future expansions of its Urban Growth Boundary (UGB) to accommodate ongoing industrial and residential expansion. The forecast that was previously published in 2023 can be found here: <https://www.pdx.edu/population-research/past-forecasts>.

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):** Both the City's TSP and the County's co-adoption have been appealed. As of last Friday, July 24, the appellant has withdrawn the appeal of the City's adoption. You can follow the TSP Update [here](#).
- **Parks Master Plan (PMP):** The PMP has been appealed. You can follow the PMP [here](#). You can find the new Parks Page on the City of Boardman website [here](#)!
- **Economic Opportunity Analysis (EOA):** The adoption documents are posted [here](#).

Projects Underway or Soon To Be:

- **Boardman Development Code (BDC) and Comprehensive Plan (CP):** When you gather for the next City Council meeting the July 30 Planning Commission/PAC Workshop will have occurred. The agenda for that meeting includes Comprehensive Plan policies, a Future Land Use Map, a table of development code standards, and a draft Zoning Map. You can follow the CP/BDC PAC [here](#).
- **Housing Capacity Analysis (HCA):** Still in a bit of a holding pattern as we wait for the draft Wastewater Facilities Plan. You can follow the HCA [here](#).
- **Main Street Interchange Area Management Plan Refinement (MS IAMP):** This project is moving quickly with the second TAC and PAC meetings held on July 23rd with a review of 13 alternatives. You can follow the MS IAMP project [here](#).

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

- **System Development Charge (SDC) Update:** Staff are meeting with the consultant team on July 30. Look for proposed changes to the Municipal Code as well as a methodology and schedule of charges in the next 30 to 45 days.
- **Boardman Municipal Code (BMC):** With the adoption of the procedures next comes work on the regulations. The initial push includes the nuisance provisions in Title 8 and the traffic provisions in Title 10. We are also making refinements to Title 5 Business Regulations and creating Title 14 that will address Fences and Signs (moving provisions from within the Municipal Code as well as the Development Code).

