

**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