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November 20, 2025

Boardman Planning Commission
City of Boardman
200 City Center Circle, P.O. Box 229
Boardman, Oregon 97818

Dear Planning Commission Members,

We are writing to formally object to the approval of Conditional Use Permit CUP25-000002, submitted by the City of Boardman, for the construction of a non-potable booster pump station on approximately ½ acre of leased land described as Tax Lot 100 of Assessor's Map 4N25E21, zoned Residential (Future Urban Sub-District). Included are 5 points of concern and objection.

1. Incompatibility with Residential Zoning

The subject property is designated as Residential (Future Urban Sub-District) under Boardman Development Code Chapter 2.1. The stated purpose of this district is to:

“Promote the livability, stability and improvement of the City of Boardman's neighborhoods... Provide for compatible building and site design at an appropriate neighborhood scale... Provide direct and convenient access to schools, parks and neighborhood services.”

(BDC §2.1.100) [cityofboardman.com]

A booster pump station is an industrial utility use, not a residential or neighborhood-scale use. Approving this CUP undermines the intent of the zoning and sets a precedent for industrial encroachment into residential areas.

2. Conditional Use Criteria Not Met

Under Boardman Development Code Chapter 4.4, approval requires compliance with the following standards:

“The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering... noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.

The negative impacts of the proposed use on adjacent properties and on the public can be mitigated... All required public facilities have adequate capacity to serve the proposal.”

(BDC §4.4.400) [cityofboardman.com]

This proposal fails these criteria. The pump station introduces noise, visual blight, and potential safety concerns, negatively impacting nearby residents. The primary benefit serves municipal infrastructure, not the residential community.

3. Procedural Concerns

Construction has reportedly begun prior to formal approval, which undermines the integrity of the Type III public hearing process required for conditional uses (BDC §4.4.200). This premature action violates the principle of procedural due process, which guarantees that affected parties have a meaningful opportunity to be heard before a decision is made. Residents were not adequately notified or consulted, and the commencement of construction before approval renders the hearing process largely symbolic rather than substantive. This failure erodes public trust and may expose the City to legal challenges.

4. Environmental and Safety Risks

Locating a non-potable water facility within a residential zone raises concerns about contamination risks and long-term oversight. Given past compliance issues in water management, this location is inappropriate. Additionally, there are young children that live in close proximity to the proposed area.

5. Availability of Alternative Locations

The City of Boardman has access to multiple industrial areas specifically designed for such facilities. Placing this infrastructure in a residential zone is unnecessary and contrary to smart growth principles.

I respectfully urge the Planning Commission to deny CUP25-000002 and require the City of Boardman to relocate the proposed booster pump station to an appropriate industrial zone. This action will uphold the intent of the zoning code, protect neighborhood integrity, and ensure compliance with public participation and due process standards.

Respectfully,

Samantha Aldrich and Brandon Aldrich