

**FINDINGS OF FACT
LAND USE LND25-000007
TYPE III DECISION PROCESS**

REQUEST: To approve a Major Modification to the River Ridge subdivision applicable to phases 6 & 7

APPLICANT: City of Boardman
200 City Center Circle
Boardman, OR 97818

OWNER: HC Land LLC
70 SW CENTURY DR STE 100-240
BEND OR 97702-3557

PROPERTY DESCRIPTION: Tax Lot 6500, 6600, 6700, 6800, 6900, 7000, 7100,
7200, 7300, 7400, 7500 and 7600 of Assessor's Map 4N 25E 17CD.

GENERAL LOCATION: On the north side of Kunze Lane east of the intersection with Paul Smith
Road and east of the Driftwood RV Park.

ZONING OF THE AREA: Residential

- I. **GENERAL INFORMATION:** The city is requesting a major modification to combine two parks into one, create a walking path to connect to Unity Manufactured Home Park, and establish future road connections to the east. Submitted plans show the current phase layout.
- II. **APPROVAL CRITERIA:** The application has been filed under the City of Boardman Development Code Chapter 4.6 Modifications to approved plans and conditions of approval as a Type III Decision Process based on the requirements of Chapter 4.6 Modifications to Approved Plans and Conditions of Approval. Applicable criteria include 4.6.200 Approval Criteria which requires evaluation under the applicable provisions for Major Modifications Chapter 4, provisions in Chapter 3 Design Standards, and other chapters or sections as deemed appropriate. The applicable criteria are included below in **bold** type with responses in standard type.

4.2.6 Applicability

A. This Chapter applies to all development applications approved through the provisions of Chapter 4, including:

- 1. Site Design Review approvals;**
- 2. Subdivisions, Partitions, and Lot Line Adjustments;**
- 3. Conditional Use Permits;**
- 4. Master Planned Developments; and**
- 5. Conditions of approval on any of the above application types.**

This modification is under #2 above, a subdivision. The landowner previously has an approved layout for Phases 6 and 7 of the River Ridge Subdivision, which will be modified to incorporate the proposed features, including the combined park, walking path to Unity Manufactured Home Park, and future road connections.

B. This Chapter does not apply to land use district changes, text amendments, temporary use permits, or other permits.

This provision is not applicable.

4.6.300 Major Modifications

A. Major Modification Defined. The City Manager or his/her designee shall determine that a major modification(s) is required if one or more of the changes listed below are proposed:

1. A change in land use;

No change in land use is proposed.

2. An increase in the number of dwelling units;

The city is not proposing an increase in dwelling units and is specifically proposing working to not impact the number of approved lots in phases 6 and 7.

3. A change in the type and/or location of access ways, drives or parking areas that affect off site traffic;

The request is to allow a future connection to the east. This would allow future neighborhood connections that will have potential trip generation impact on connecting road networks.

4. An increase in the floor area proposed for non-residential use by more than 15 percent where previously specified;

Not applicable as this is a residential use.

5. A reduction of more than 10% percent of the area reserved for common open space and/or usable open space;

The proposal will result in a reduction of total park land in the River Ridge Subdivision by more than 10%. This request attempts to balance park land with transportation needs.

6. A reduction to specified setback requirements by more than 10% percent, or to a degree that the minimum setback standards of the land use district cannot be met; or

The setbacks will be met.

7. Changes similar to those listed in 1-6, which are likely to have an adverse impact on adjoining properties.

There are three items incorporated into this modification request - a safe route to school connection to the west and the Unity Manufactures Home Park; a combining of park land and allowing reduction in total park dedication to allow the third component, and the third component being a future road connection to the east.

B. Major Modification Request. An applicant may request a major modification as follows:

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

Marty Broadbent, Boardman Fire Protection District; Roy Drago Jr, Boardman Public Works Director

VI. HEARING DATE:

Planning Commission

November 20, 2025
Council Chambers
Boardman City Hall
200 City Center Circle
Boardman, Oregon 97818

RECOMMENDATION: The Planning Official recommends approval of the Major Modification. The request can be implemented in compliance with applicable zoning and development standards, and all prior conditions remain in effect, with revisions only as necessary.

Zack Barresse, Chair

Date

ATTACHMENTS:

Vicinity Map
Site Plan