
City June 9th special meeting.

From Jonathan Tallman <1stjohn217llc@gmail.com>

Date Thu 6/4/2026 9:41 PM

To Brandon Hammond <HammondB@cityofboardman.com>

Cc Carla McLane <mclanec@cityofboardman.com>; Eve Goldman <eve@friends.org>; Sam Diaz <Sam@friends.org>; kalebl@oregonrural.org <kalebl@oregonrural.org>; noahcamuso@gmail.com <noahcamuso@gmail.com>; Ben Gordon <ben@colw.org>; Amanda Mickles <micklesa@cityofboardman.com>; Stephanie Case <CaseS@cityofboardman.com>; Derrin Tallman <derrin@tallman.cx>; Terra King <Terraelyseking@gmail.com>; Nathan Wildfire <Nathan.wildfire@missingmiddlehousing.fund>; Mike Rogoway <mrogoway@oregonian.com>; Deborah Bloom <deborahbloom1@gmail.com>; Tamra Mabbott <tmabbott@morrowcountyor.gov>

 3 attachments (4 MB)

City workshop water.pdf; IMG_5795.jpeg; IMG_5922.jpeg;

Brandon,

Please add this email, the attached photographs, transcripts, workshop materials, wastewater planning documents, and supporting materials to the June 9, 2026 City Council record, including the budget hearing record, Transportation System Plan files, Housing Advisory Committee files, wastewater planning files, water planning files, comprehensive plan files, capital improvement planning files, and any related transportation, infrastructure, housing, utility, or economic development records maintained by the City.

After reviewing recent City materials, I am seeking clarification regarding what the City considers "conceptual" planning versus infrastructure and development activities that are actively being implemented.

At the June 2, 2026 City Council workshop, the City's consultant discussed future growth assumptions, industrial expansion, wastewater capacity, future lagoon facilities, sewer extensions, land acquisition, future infrastructure needs, and implementation planning because of the implemented Kunze land port of morrow pipeline for the west side campus water concerns. While portions of those discussions were described as conceptual, the presentation also identified future implementation steps including land procurement, agency approvals, sewer extensions, facility planning, and infrastructure implementation planning.

Similarly, the City's adopted budget explains that capital projects begin with planning long before construction and identifies ongoing design and infrastructure efforts, including Kinkade Road, utility upgrades, lift station improvements, reservoir improvements, transportation projects, and the development of City-owned land with new streets, sidewalks, and utility infrastructure. The port of morrow pump has been paid out and is almost constructed completely.

In addition, the attached photographs appear to show roadway construction, utility installation, grading, site preparation, and other infrastructure improvements occurring in areas associated with future growth discussions, including the Columbia View area and related development planning efforts.

The attached materials also raise questions regarding water infrastructure planning. Recent City presentations, Clean Water Consortium discussions, wastewater planning documents, and public statements have referenced future water needs, water delivery systems, utility expansion, treatment capacity, and infrastructure investments associated with anticipated growth. The photographs appear to show utility and infrastructure work occurring in areas that may relate to those future planning discussions.

As a result, I respectfully request clarification regarding the following:

- What specific criteria does the City use to determine whether a project is considered “conceptual” versus actively being implemented?
- At what point does a conceptual project become a funded capital improvement project, transportation project, utility project, water project, wastewater project, or development project?
- How does the City distinguish between long-range planning and implementation when engineering, design, budgeting, utility installation, land acquisition, roadway construction, permitting, or infrastructure construction activities are already occurring?
- Which Transportation System Plan projects are currently funded, designed, engineered, permitted, under construction, or otherwise advancing toward implementation with invoices paid out for full record disclosure in a public meeting?
- Which portions of the Transportation System Plan are presently being relied upon in development review, utility planning, transportation planning, capital improvement planning, infrastructure investment, or other City actions?
- How are the Housing Advisory Committee, Columbia View planning efforts, wastewater facilities planning, water planning efforts, Clean Water Consortium activities, capital improvement projects, and Transportation System Plan implementation being coordinated?
- What assumptions regarding future housing growth, industrial growth, utility demand, transportation demand, wastewater demand, and water demand are presently being used to justify current infrastructure investments?
- Are the water, wastewater, transportation, and utility infrastructure improvements shown in the attached photographs associated with projects identified in City planning documents, capital improvement plans, Transportation System Plan projects, housing planning efforts, Columbia View planning efforts, or future growth assumptions?

I am particularly concerned about the relationship between the City’s Transportation System Plan and ongoing infrastructure activities. The Transportation System Plan has frequently been described as a long-range planning document. However, public records, budget documents, workshop presentations, and visible infrastructure improvements appear to show transportation corridors, utility systems, water facilities, wastewater facilities, roadway improvements, and related infrastructure investments moving forward today.

Likewise, the wastewater workshop discussed the city being the fastest growing future facility needs driven by growth assumptions while simultaneously discussing implementation planning, land acquisition, agency approvals, and infrastructure expansion.

For these reasons, I would appreciate copies of any reports, memoranda, consultant studies, engineering plans, capital improvement schedules, funding agreements, development agreements, intergovernmental agreements, infrastructure implementation plans, transportation analyses, water planning documents, wastewater planning documents, or related materials explaining the relationship between:

- The Transportation System Plan;
- Columbia View planning;
- Housing Advisory Committee recommendations;
- Water infrastructure planning;
- Wastewater facilities planning;
- Capital improvement projects;
- Future growth assumptions; and
- Infrastructure currently under design, construction, implementation, or funding.

Finally, I note that recent LUBA decisions have emphasized the importance of meaningful public notice and participation when planning proposals evolve beyond what was originally disclosed to the public. In *Central Oregon LandWatch v. Deschutes County*, LUBA concluded that parties were deprived of a fair opportunity to respond when new policies were introduced after the evidentiary record had closed and public testimony was no longer available. LUBA also discussed the requirement for additional notice when proposed amendments are altered such that previously submitted materials no longer reasonably describe the proposal.

I am not asserting that those circumstances exist here. Rather, I am requesting clarification because there appears to be an increasingly important distinction between projects described as conceptual and infrastructure that is already being funded, planned, designed, coordinated, or implemented. The public should be able to understand where planning ends and implementation begins.

Please confirm receipt of this email and confirm that it has been added to the June 9, 2026 City Council record and all applicable transportation, housing, wastewater, water, infrastructure, and planning files. Please add all Request for proposals and invoices of the implemented work mentioned and shown from the pictures.

Sincerely,

Jonathan Tallman
Boardman, Oregon



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Boardman, OR Housing Advisory ...



Transcript workshop Boardman, ...



City workshop water.pdf



Transcript Boardman, OR City Co...



Luba case win land watch .pdf



Capital improvement plan city of ...



June2025 unity.pdf

Data Centers in Morrow County

- 10 campuses approved
- ~4-5 data center buildings each
- 1 application under review

- + 1,300-acre data center overlay
- + 300-acre data center overlay (*not shown*)
- + Numerous potential future sites

 Morrow County Interactive Map



Boardman Airport



Notice of Intermittent Waterline Installation on **Kunze Lane**



Port of Morrow

2d •

Kunze Lane Traffic Impact Report for Wednesday, April... [See more](#)



Boardman, OR Housing Advisory Committee May 19, 2026.m4a

****Detailed Summary of Developer 101 Meeting: Housing Development Processes, Risks, and Columbia View Planning in Boardman****

****Key Topics****

Real estate development fundamentals: transforming land/capital into housing via site acquisition, feasibility math (units, costs, returns), entitlements/permitting, financing (debt/equity), design/engineering, construction, and operations.

Risks and incentives: upfront costs borne by developers (no external funding for early stages), market/interest rate volatility, regulatory uncertainty, investor preferences (returns vs. social impact), and need for city-developer alignment.

City tools and levers: SDC fee timing/waivers, revolving funds (e.g., \$1M catalytic capital), infrastructure investment, zoning flexibility, parking policies, and process certainty to accelerate volume/velocity of housing.

Columbia View property visioning: 17–20 acre city-owned site as part of a larger “Columbia View District”; integration with assets like Sage Center, schools, rec center, hotel, and riverfront; preliminary concepts for mixed residential, retail, parks, and pedestrian linkages.

Off-site/prefab construction and policy adaptation: mass timber, modular methods to address labor shortages and productivity declines; state model codes for permitting.

****Insights and Takeaways****

Development is a high-risk math problem where profit alignment is essential; cities control red tape and capital tools that can de-risk projects without direct subsidies.

Timing of fees/infrastructure costs dramatically affects pro formas—shifting SDCs later (e.g., to occupancy) reduces borrowing costs and improves feasibility.

Boardman’s advantages (land supply, job growth, staff customer service) position it well, but success requires coordinated visioning beyond single parcels to create walkable, mixed-use districts.

Investors range from Rolodex individuals to institutions; preferred returns (e.g., 6%) plus profit splits reward long-term ownership models that build community value.

Early conceptual planning (Gary's sketches) highlights infill opportunities and "one-plus-one-equals-three" synergies with surrounding uses, but requires ongoing stakeholder input.

****Conclusions and Decisions****

The session completed Developer 101 training; next month will feature local developers sharing on-the-ground experiences.

Columbia View planning advances to iterative feedback loops with housing committee, staff, and adjacent owners (including cemetery); Gary to refine diagrams incorporating public input.

Housing committee to explore catalytic use of \$1M fund (revolving loans at inflation rates) and SDC timing reforms; potential policy recommendations to council.

Developers (e.g., hotel project) invited for early vetting with committee before council; emphasis on collaborative process to match city vision with feasible projects.

Meeting adjourned after extended discussion; notes and materials to be distributed.

[00:00:00,100] Yeah, go for it.

[00:00:03,660] Hi everybody.

[00:00:04,470] Thanks for being here.

[00:00:05,920] Nice to see you in person.

[00:00:08,060] Versus the usual disembodied zoom heads.

[00:00:12,690] Um, Today we're going to do what we call developer 101.

[00:00:24,360] Why?

[00:00:29,950] Take the risks that they take.

[00:00:40,970] Some honored guests that we're going to meet in a minute here.

[00:00:44,340] And the purpose.

[00:00:47,160] In large part is to be for this purpose.

[00:01:14,190] Is that lots of cities across Oregon?

[00:01:18,500] No, they have a housing underproduction challenge.

[00:01:22,020] Know that they want different things.

[00:01:25,260] With regard to housing or commercial activity.

[00:01:28,880] And often don't necessarily know how to. All right.

[00:01:33,430] You are charged with making good recommendations for how the city
That's what you want to be.

[00:01:39,570] As a police officer, right?

[00:01:41,830] You also have some staff that joins on the call.

[00:01:56,110] Zoning.

[00:02:00,400] Today is to go over some of the basics.

[00:02:04,400] About how development works or not, okay?

[00:02:08,330] Joining us today, we have Locke Litwer of Columbia Gorge Capital.

[00:02:13,240] Yeah.

[00:02:13,810] Thank you, Locke.

[00:02:14,770] We picked him up in Hood River and coerced him to come and talk to you
about why he does what he does.

[00:02:20,630] We told him that you might throw tomatoes.

[00:02:23,209] But it's not tomato season, so we're fine.

[00:02:25,950] Ta-ra.

[00:02:27,330] Just strawberries, right?

[00:02:28,830] Thank you.

[00:02:29,360] And, and, So we're going to walk through some simple basics.

[00:02:35,700] After when we get to about 1010 or 1015, we're going to take about a 10-minute break.

[00:02:42,470] And we're going to transition our meeting.

[00:02:44,390] And if you're not here for Developer 101, you can stay or go.

[00:02:48,350] Doesn't matter.

[00:02:50,060] But that we're going to transition into reviewing the next bit of work we've done on the Columbia View property, which is the piece of dirt we've been talking about, and Gary's will become the Gary Show.

[00:03:04,030] Who's here today.

[00:03:04,790] And then about our last 10 minutes today.

[00:03:07,930] Brandon invited in the hotel developer, Bob Dahl, to talk about the hotel development, which is directly adjacent to the Columbia View property, and what he might want to do next.

[00:03:23,100] And so we're going to spend 10 or 15 minutes at the end talking about that.

[00:03:27,570] Last thing before we begin, as you remember, this is sort of the first of a two-part series.

[00:03:34,490] Today is like, for you.

[00:03:36,670] This is for you to.

[00:03:38,530] to learn a little bit about the process of development and your role as housing committee or staff.

[00:03:44,650] And then next month, during this time, we are going to invite many of the local Boardman-based development interests in, and they are going to give us advice on what's working, what we think we could tweak as a city, and what helps them or hinders them.

[00:04:05,540] In doing development and boardman over the last decade.

[00:04:09,150] Is this making sense so far to everybody?

[00:04:12,240] Yeah.

[00:04:13,100] Okay, so let's do a quick round of introductions because we've got some newer faces to me anyway.

[00:04:18,760] Hi, my name is Nate Wildfire.

[00:04:21,980] I work for the Missing Middle Housing Fund.

[00:04:24,510] which is a statewide nonprofit.

[00:04:27,680] that helps many cities and regions across the state.

[00:04:33,220] to address their housing challenges.

[00:04:36,910] whether it's we've got not enough, we don't have the right types, we don't see the housing coming that facilitates our economic growth.

[00:04:45,110] These are common things.

[00:04:46,990] Today, we work in Boardman.

[00:04:49,400] We work in Bend.

[00:04:50,990] We work in the southern coast, which is Reed's port to the California border.

[00:04:55,930] We work in Yamhill and Polk counties in the Mid-Valley.

[00:04:59,680] And we are now doing a whole lot of work now in the Portland Metro, so we're kind of all over the place.

[00:05:06,610] But we've been specifically working with this committee since last June.

[00:05:12,150] This committee really started moving in June and July of last year.

[00:05:16,740] And so we've been helping out this housing committee do that work.

[00:05:20,990] So if you're the only East Norton community, then.

[00:05:23,940] Yeah.

[00:05:24,719] Yeah, you are.

[00:05:26,390] Mm-hmm.

[00:05:26,960] This is a lot different.

[00:05:29,160] Hello, Simon.

[00:05:30,830] You are, you're very.

[00:05:33,120] different.

[00:05:34,340] You're the light side for sure.

[00:05:36,520] You have more days of sun.

[00:05:38,020] Um.

[00:05:39,250] It is different.

[00:05:39,950] Your challenges aren't though.

[00:05:42,460] The challenges for housing are kind of the same in most of the places and most of the tools to deal with it are the same.

[00:05:51,790] Your culture, your economic drivers are different.

[00:05:56,450] Like on the coast, it's a lot of tourism.

[00:05:58,980] Right in the mid-valley, it's a lot of manufacturing, farming, but also like education.

[00:06:05,870] Everywhere there's a school.

[00:06:08,060] They're bursting at the seams, right?

[00:06:10,770] And then Pinot Noir country is sort of bonkers because, like, every piece of dirt that wasn't a something is now wine.

[00:06:19,460] Hmm.

[00:06:20,360] So yeah, the same.

[00:06:23,850] Growth capacities.

[00:06:25,830] Hmm.

[00:06:26,250] We actually have more land than most places.

[00:06:29,510] We have room for more growth.

[00:06:30,870] Yeah.

[00:06:31,170] That's what I see with the differences.

[00:06:33,170] Yes.

[00:06:33,550] You have more land.

[00:06:36,300] That is almost always true.

[00:06:38,120] You can say your own land.

[00:06:39,680] Land period.

[00:06:41,100] Empty land.

[00:06:42,430] Good on the season.

[00:06:43,410] Within the urban growth boundary, specifically.

[00:06:47,560] There's a.

[00:06:48,690] In comparison, we've got quite a bit in our growth.

[00:06:50,710] Yeah, it's not really.

[00:06:52,490] It's not even close.

[00:06:53,610] I think they said the largest.

[00:06:56,250] Poor landowner in the state.

[00:06:58,770] Alone, so that doesn't even include.

[00:07:00,510] Yeah, I mean, just from like a very physical sense, everything on the coast has like a mountain and an ocean, and everything that's not built is like totally waterlogged, like a sponge.

[00:07:12,060] Build wherever you want.

[00:07:12,820] Well, you look at the map and it doesn't look like there's a lot.

[00:07:17,670] I'll show you the other maps.

[00:07:22,190] This is different.

[00:07:23,770] So I'm going to ask our committee members and those standing in for committee members to go first, and then we'll get to everybody else if that's okay.

[00:07:33,780] Uh, over Stratford City.

[00:07:38,030] Thanks.

[00:07:39,330] It's the beginning.

[00:07:40,380] Well, yeah, even before it was here.

[00:07:42,510] It's been two years.

[00:07:43,650] Yeah, about two years.

[00:07:44,550] Well, since he's been doing it.

[00:07:46,030] All right.

[00:07:47,650] Sit next to the right guy.

[00:07:48,770] Bobby Barnes, maintenance manager for the Portland Royal.

[00:07:53,680] It's here to help.

[00:07:55,130] Thanks, bye.

[00:07:56,760] I'm telling Mike I'm filling in for my screen.

[00:08:00,700] And pedigree City Council.

[00:08:04,270] Kind of Richard.

[00:08:05,730] Richard Rockwell, City Council Business Owner.

[00:08:08,750] And Ricardo, we have you up on the screen.

[00:08:11,070] Can you do an intro?

[00:08:15,110] Yeah.

[00:08:16,910] Yep.

[00:08:17,090] Hey, Ricardo Rosales, bank manager and housing advisory member.

[00:08:24,790] Thanks, Ricardo.

[00:08:25,490] All right, now we'll get to those.

[00:08:28,710] Six folks are representing the housing committee today.

[00:08:34,159] Lock.

[00:08:35,169] Sure.

[00:08:35,590] Good luck.

[00:08:36,669] I am your friendly developer specimen for today's examination.

[00:08:41,900] I live in Hood River.

[00:08:43,710] So right on the cusp between this side and the other side.

[00:08:47,090] We are a rural housing developer.

[00:08:50,480] We build, and own, and operate housing in River County in the Gorge.

[00:08:56,870] Wasco in the Dalles.

[00:08:59,560] Uh, also in the gorge, obviously, and then the central coast in Lincoln County, both in the city of Newport and unincorporated Newport, Lincoln County.

[00:09:06,680] Rather, let's see here.

[00:09:09,320] I also, most of my housing, I also do have some hospitality in my portfolio.

[00:09:14,690] What I do, just excited to be here.

[00:09:17,410] By the by.

[00:09:18,370] I came out here quite often over the course of my 26 years in the Army, while I was with the Oregon Guard.

[00:09:24,900] So nice to actually meet the real people who live here, not just the people who got up on tree stumps.

[00:09:30,590] Hide in those caves they got down the road.

[00:09:34,620] Thanks a lot.

[00:09:36,600] Uh, planet here.

[00:09:41,020] Um, David Mayoral, Building Inspector.

[00:09:42,960] One Tony Connell, MedTech.

[00:09:47,820] I'm Gary Redick.

[00:09:50,940] Oh, you too.

[00:09:51,770] Most of you in the room.

[00:09:52,890] I'm working with me as the architect planner.

[00:09:57,910] Get our arms around.

[00:10:00,170] To central.

[00:10:02,130] areas or districts, if you will.

[00:10:04,540] Starting with Columbia View property.

[00:10:08,170] And I have a lot of experience.

[00:10:11,120] Whole variety of things, but one of them, uh, and it.

[00:10:14,730] is always something that lights my chips quite a bit, is working with small towns to begin to revitalize and help them figure out ways to improve.

[00:10:27,390] What maybe is a little bit of a Lots of cases that.

[00:10:32,300] Okay.

[00:10:32,570] A kind of tired small town but with a lot of potential.

[00:10:38,020] And it's pretty heartwarming too.

[00:10:41,890] Get some of that percolating and see it turn into something pretty spectacular. I'm Amanda.

[00:10:49,760] I'm the city clerk here.

[00:10:53,010] I'm Luis Campos.

[00:10:53,950] I am the assistant public works director for the city.

[00:10:57,260] Thank you.

[00:10:57,620] I have a question.

[00:10:58,600] Where is the Columbia View property?

[00:11:02,320] Well, we'll take a look at it on some big maps later, but it used to be owned by Susie Fredrickson.

[00:11:07,920] It's west across Olson from the Sage Center.

[00:11:11,320] And just south of all the cemetery districts.

[00:11:15,770] Yeah.

[00:11:17,510] Good.

[00:11:18,610] Okay, and then on the Zoom, looks like we've got Carla.

[00:11:22,490] Can you go first?

[00:11:24,780] Good morning, Carla McLean, City's Planning Official for about 40 more days.

[00:11:32,710] counting them down.

[00:11:34,220] Stephanie.

[00:11:36,830] Good morning, Stephanie Case.

[00:11:38,910] I am the City of Boardman's Principal Planner for about 40 more days, and then I become the Planning Official.

[00:11:46,840] Thanks, Stephanie.

[00:11:48,380] Tori, are you with us?

[00:11:52,630] Ori.

[00:11:56,390] Hello.

[00:11:56,690] Good morning.

[00:11:57,850] Tori with Boardman Chamber of Commerce and Boardman Community Development Association.

[00:12:02,330] Thanks, Tori.

[00:12:03,710] Okay, I think we got everybody.

[00:12:04,990] So we're going to begin.

[00:12:06,510] And the point of today is to have this be conversational.

[00:12:11,490] So we're going to walk through some very basic slides.

[00:12:15,970] Locke and I are going to give some stories about like.

[00:12:20,670] how development has worked in our past.

[00:12:22,870] I would encourage folks who touch it a lot in your past, which is all of you.

[00:12:27,420] Looking at you, Karen.

[00:12:29,159] To chime in with things that have worked and haven't worked over the years.

[00:12:33,200] The point is for this group.

[00:12:36,230] To share the knowledge each individual has in a way that makes the crew stronger as a city, right?

[00:12:43,190] Both your committee and then also for some of the staff that's here today.

[00:12:48,310] Um, you are in a an enviable position.

[00:12:52,590] Junior, you asked.

[00:12:54,290] Are we different?

[00:12:55,530] Are we unique?

[00:12:57,070] And you're in an enviable position.

[00:12:59,920] You have economic growth.

[00:13:02,660] A lot of cities in Oregon do not.

[00:13:05,490] You have a very stable and growing base of jobs.

[00:13:10,880] You do have developable land.

[00:13:14,370] The rest of the world is now starting to figure that out.

[00:13:18,640] And they are increasingly coming to your city to say, 'I think I can do X.'

[00:13:25,020] I think I can do.

[00:13:27,040] Why?

[00:13:28,310] Your city.

[00:13:29,920] Because I've worked with you now for two years.

[00:13:32,900] You feel as though there's been a ton of change and development.

[00:13:36,460] And there has.

[00:13:38,260] More is coming.

[00:13:40,360] And so instead of just saying, 'First thing that comes through the door,'

[00:13:44,800] that's what we're going to do.

[00:13:47,120] Or I'm not really sure if this is a good plan or not, if it's good for Boardman.

[00:13:52,730] The purpose of your committee is in part to create that strategy around who and what you want to be as the growth comes.

[00:14:03,020] If you do nothing, the growth kind of happens to you.

[00:14:07,140] If you are an engaged actor in that change, it grows the way you all told me you wanted it to grow.

[00:14:15,780] Over the last year, right?

[00:14:17,340] When we've had all these conversations about 'What should we be as a community with housing, et cetera, et cetera?'

[00:14:24,080] So again, you are in some ways the stewards of that housing growth.

[00:14:30,140] vision.

[00:14:31,340] And so today is just part one.

[00:14:34,310] of a many-part process to help you be better stewards, more informed.

[00:14:39,990] stewards of that vision.

[00:14:41,820] You're not gonna learn how to become a developer today.

[00:14:44,040] That's not what's gonna happen.

[00:14:46,610] But you are going to learn a bunch of the basics about why.

[00:14:50,980] different development interests do what they do.

[00:14:53,780] Some of you will know a lot or even most of this.

[00:14:58,740] My apologies that you're back to third grade when we want to become master's students.

[00:15:04,580] But each of you, I think, is going to collectively start to form this vision.

[00:15:10,520] of how you want to act as a city.

[00:15:13,540] Any questions before we begin?

[00:15:17,670] Yeah.

[00:15:18,720] Okay, great.

[00:15:19,200] Here we go.

[00:15:21,340] Thank you.

[00:15:22,230] Figure out how to work my computer.

[00:15:23,570] Okay.

[00:15:24,420] So what are we trying to solve?

[00:15:25,600] The big thing is there's not enough housing for our workforce specifically.

[00:15:29,640] Thank you.

[00:15:29,960] TV can swing if you want me to paint it more.

[00:15:32,180] Yeah, it'd be great.

[00:15:34,090] Thanks, Junior.

[00:15:34,900] The hell?

[00:15:36,200] Yup.

[00:15:37,030] So you have said many, many times, and we know that the data tells us there is not enough housing for your current workforce or your growing workforce.

[00:15:47,680] I'll remind you that two years ago, you had a meeting at the port with all of your largest employers.

[00:15:55,050] And just those employers alone in that room, we counted over 400 jobs.

[00:16:01,770] That could be here, but were not because you didn't have enough housing.

[00:16:07,190] And that was just people raising their hands back of the envelope.

[00:16:10,590] Enough housing at the right price points mean that your people, your place, and your economy will reach their potential.

[00:16:18,510] I know some of this is review, but it's important to start with how we got here.

[00:16:23,690] Real estate developers at the end of the day are transforming land and capital.

[00:16:29,510] Into homes or businesses, the type of things you want in your communities.

[00:16:34,710] It's the job they signed up to do.

[00:16:37,440] In the risk that they have the risk and the talent they've honed over time.

[00:16:42,960] Your committee is advising.

[00:16:46,120] Because at the end of the day, city council decides.

[00:16:48,800] Your committee is advising on the vision strategy, how you spend your limited capital or the tools, and then how you actually change the system at which development happens.

[00:17:02,010] We're trying to have volume and velocity.

[00:17:05,619] To get the homes you need.

[00:17:07,650] At the right price points and I'm going to tell you right now, none of it will happen unless someone or someones are making a profit.

[00:17:16,760] There's not enough money in the world to just magically create housing.

[00:17:21,619] There have to be alignments of incentive.

[00:17:24,540] And then I'll remind you over on the right.

[00:17:27,089] You don't just have dollars at your disposal.

[00:17:31,330] You also have the red tape.

[00:17:34,010] You can run around with red tape scissors.

[00:17:35,930] You can change the types of housing you build over time.

[00:17:40,490] You can change.

[00:17:42,110] Cool.

[00:17:42,900] Builds the housing and how they do it.

[00:17:46,260] Okay, this is at the end of the day, this is sort of our definition of what real estate development is, right?

[00:17:53,210] You're inquiring, improving, and repositioning land or buildings to maximize their value.

[00:17:59,669] Bobby, you had just mentioned the vacant land.

[00:18:03,030] In most cases, vacant land is certainly not a maximized value.

[00:18:07,420] Right now, we can debate whether there's, you know, the agriculture versus something else.

[00:18:13,630] Or parking lot versus something else.

[00:18:16,380] Um, and then developers aren't usually the people that are actually out there swinging the hammers.

[00:18:21,070] Sometimes they do.

[00:18:22,710] But really, what they're doing is they're orchestrating the team, right?

[00:18:25,990] They're the conductor of the orchestra.

[00:18:27,590] They're the quarterback of the team.

[00:18:29,850] They figure out the financing, the design, how to deal with you all construction, and then at the end of the day, are they going to sell the thing or lease it?

[00:18:39,550] For capital back over time.

[00:18:41,560] Right.

[00:18:41,740] And every one of them is different.

[00:18:44,460] So.

[00:18:45,420] We're going to get into this a little bit.

[00:18:47,300] I told Locke on the way over, I was like, you know, some people say there's seven pieces to this.

[00:18:52,200] Some say there's 30.

[00:18:53,940] But at the end of the day.

[00:18:56,580] This is generally what happens.

[00:18:59,040] First find the dirt.

[00:19:01,770] Right?

[00:19:02,070] Where's the dirt and what can we do?

[00:19:05,280] With it.

[00:19:06,420] The what we can do with it has a lot to do with What's the constraints?

[00:19:11,970] How big is it?

[00:19:12,970] What am I allowed to do from a zoning perspective?

[00:19:16,680] Is it under an airport flyway?

[00:19:18,780] Is it under a power line?

[00:19:21,920] Does it have road access or not, right?

[00:19:24,180] They have to figure this all out.

[00:19:25,680] Who pays a developer to do all that work?

[00:19:28,940] No one.

[00:19:31,220] Almost always, no one.

[00:19:33,530] They are doing this on their own dime.

[00:19:36,330] Because they think.

[00:19:38,160] that at the end of the process, there might be.

[00:19:40,990] A payoff.

[00:19:42,120] Right.

[00:19:42,400] But this stuff.

[00:19:44,720] Numbers one.

[00:19:45,890] two and three in particular.

[00:19:48,870] are generally The.

[00:19:51,470] hardest thing to finance about a development.

[00:19:54,460] because they're usually doing it out of their pocket.

[00:19:57,260] There are sometimes other things that help.

[00:20:00,080] But at the end of the day, they're using their time and their treasure.

[00:20:03,810] to figure out if a piece of property is worth doing.

[00:20:07,439] anything on.

[00:20:09,040] We have a bunch of that in Mormon today, for example.

[00:20:12,820] Chaperone, River Ridge.

[00:20:14,590] The upcoming Columbia View.

[00:20:16,570] That's right.

[00:20:17,430] Different anomaly because that's something the city took on.

[00:20:21,100] Put in the roads and infrastructure.

[00:20:24,090] Then develop.

[00:20:24,950] Also different because you own it.

[00:20:26,640] Yeah, right.

[00:20:27,160] And then the other ones are not.

[00:20:29,040] Right.

[00:20:30,670] Thank you.

[00:20:31,750] So part.

[00:20:32,830] And we'll get into lockup.

[00:20:35,130] What I might do is go through one, two, and three, and then ask you to just sort it.

[00:20:39,240] Speak a little bit about this part of the process for Columbia Gorge Capital.

[00:20:44,340] The next part is like honestly a lot of math.

[00:20:47,940] Right?

[00:20:48,860] So how many units can I fit on that piece of dirt?

[00:20:53,050] And are they the things that I can build efficiently?

[00:20:56,170] Each developer has a different set of expertise, right?

[00:20:59,630] Some are really, really good at big projects with affordable rentals.

[00:21:05,960] Some just build single-family homes.

[00:21:08,100] Some build a mix.

[00:21:09,760] Some are really, really good at mixing retail with housing and some are not.

[00:21:13,520] You just want them in one of those lanes, right?

[00:21:17,430] But at the end of the day, they know because they've done it before.

[00:21:22,010] What makes them and their investors money.

[00:21:26,240] And so this is the math problem that they're doing next, right?

[00:21:30,320] How much does it cost to actually build?

[00:21:33,800] The buildings or rehab the buildings.

[00:21:36,590] How much does it cost to actually plan it?

[00:21:39,890] And do everything I have to do before I actually start.

[00:21:43,570] Hammering nails.

[00:21:45,340] And then, what can I sell it for?

[00:21:47,520] Or what can I rent it for over time?

[00:21:50,000] And it's either going to make the return they want it to, or it's not.

[00:21:54,860] And when it doesn't, they stop working on it.

[00:21:58,420] Right.

[00:21:59,160] Sometimes.

[00:22:00,510] The conditions aren't right and you can wait, and the conditions get better.

[00:22:04,330] But at the end of the day, it's a math problem.

[00:22:06,350] Do I get more money back than I put into it?

[00:22:10,350] If the answer is yes, enough.

[00:22:13,170] It's go time.

[00:22:14,340] Right?

[00:22:15,670] The last piece is honestly mostly dealing with you.

[00:22:19,570] It's mostly dealing with the city.

[00:22:21,150] There's some element to dealing with the state and occasionally a tribe or federal government.

[00:22:27,060] But mostly it's dealing with a local government, a local jurisdiction.

[00:22:30,360] And each of you in this room.

[00:22:32,560] Play a hand in that.

[00:22:33,890] Right?

[00:22:34,940] And so how do we get through it, right?

[00:22:38,230] Do I go meet with Junior?

[00:22:41,250] To figure out how I actually deal with public works.

[00:22:45,670] Do I go to the zoning officials, right?

[00:22:48,030] Do I go to building inspection?

[00:22:50,730] You kind of have to know, like, what is the process?

[00:22:53,730] Because if the process is long or uncertain or just isn't going to facilitate what you want to do, the product that you're good at.

[00:23:02,340] It's another part of the process to back away.

[00:23:05,800] to not do the project.

[00:23:08,150] A lot of developers aren't just looking for dirt and a project.

[00:23:12,120] They're looking for a jurisdiction that will help them get where they need to go.

[00:23:16,100] And the best thing is when the goals of the city, the actual goals, and vision and strategy match what that developer and their team want to do.

[00:23:27,650] All right, I'll take a quick pause.

[00:23:29,130] Lock is this ringing true so far?

[00:23:32,170] Sure, there's a few little white spots on the board I'd probably fill in, but I think you're Sketch the picture.

[00:23:38,540] You want to fill in some of them?

[00:23:40,890] I would just add: I'd add a few little things.

[00:23:43,590] First of all, I agree with your big seven buckets, mostly.

[00:23:47,610] I will add that most of what my company does, this is just because we are what we do.

[00:23:54,330] We hold on to ownership.

[00:23:57,530] Uh, a large majority of the units that we build for at least a decade, possibly longer, and so operations become.

[00:24:07,380] Yeah, there.

[00:24:08,390] And then, when you look at the timeline there and what that means in terms of our exit.

[00:24:14,200] It also means that we are thinking about when we're back in.

[00:24:17,910] The earlier stages.

[00:24:20,370] Not just about what can I sell this for, either when it's leased up or to an actual owner.

[00:24:25,230] But also how are the decisions I'm making now going to accrue to the success of this community?

[00:24:29,899] Uh, because I'm gonna have to manage it.

[00:24:32,220] I don't want to find myself a big problem if I create a community that's dysfunctional.

[00:24:37,730] And eventually, when I want to dispose of it, sell it to the other investor, or sell it to the occupants, is it going to be a place people are going to be willing to pay the limit?

[00:24:46,630] So that's the additional step that I think does change the rest of the process a little bit.

[00:24:51,340] So keeping it for a decade does that increase your value?

[00:24:53,540] Obviously it is.

[00:24:55,200] By increasing its value over 10 years operationally, still feasible to make more money in 10 years than selling it outright.

[00:25:05,630] Well, it's a complicated question.

[00:25:07,140] The shorter answer is that it really depends on what your investors are interested in and why they're involved.

[00:25:14,420] Somebody who builds and sells right away.

[00:25:17,990] They're going to have a higher short-term multiple on their investments.

[00:25:23,640] In terms of their return.

[00:25:24,870] They're also going to pay a lot more taxes and they're not going to be gaining.

[00:25:29,430] lot of the tax efficiencies of depreciation over time.

[00:25:34,959] Or being able to get money back through borrowing.

[00:25:39,260] So you have to understand, you know.

[00:25:40,970] You talked about the capital stack.

[00:25:42,030] You talked about, you know, finding where that money is, right?

[00:25:52,970] Pools of money are they accessing?

[00:25:55,360] In order to get the projects financed.

[00:25:58,110] Because those investors, they're not BCM machines.

[00:26:01,290] They have preferences on what flavor they want.

[00:26:03,680] And why they want it.

[00:26:04,880] So you have to go, you're going to be successful in going back to that source.

[00:26:08,540] A regular basis you have to be consultative.

[00:26:11,210] You have to be listening to them when they say, 'Hey, you know, I value short-term return overall, or I value tax efficiency.'

[00:26:17,790] Thank you.

[00:26:18,520] Want you know, capital preservation?

[00:26:20,420] You know, first of all, don't lose the body under any circumstances.

[00:26:24,900] You have to listen to that, understand it, and deliver on it.

[00:26:27,060] If you can do that, then they'll keep letting you use their money to do the thing that you do professionally, as in my case, build houses, and that the community needs, which is building homes.

[00:26:35,580] So it's more about privilege.

[00:26:37,110] Financial side.

[00:26:38,650] For us, it's a business model that makes sense.

[00:26:40,590] Now, I'll apologize for going in the rabbit hole here.

[00:26:43,770] This is good.

[00:26:44,990] Uh, you know, for us, you know, we're a growing company, right?

[00:26:47,670] We started our company in 2020.

[00:26:56,670] And.

[00:27:05,020] Um, and we grew and grew.

[00:27:06,440] You know, uh, now we're doing projects, and we're about 20 units.

[00:27:09,320] Our next project is going to be 50 units.

[00:27:11,240] Once that we've got 100 units, right?

[00:27:13,630] And as you start getting into that kind of skill.

[00:27:16,350] You start, and I remember I was open saying, you have to think about the long-term impact that you're having on your investors'

[00:27:22,110] investments.

[00:27:24,060] Right.

[00:27:25,210] One of the things that we think about is.

[00:27:27,280] Is it actually in the best interest of this community?

[00:27:29,840] Is this community going to thrive?

[00:27:31,920] If it is a community entirely comprised of renters.

[00:27:35,500] And the answer is generally no.

[00:27:37,220] Generally, a good community that is successful in the long term— to have diversified ownership.

[00:27:44,460] Uh, thank you.

[00:27:51,240] Thank you.

[00:27:51,310] You want a community that you know, that has texture to it.

[00:27:55,050] It's not just, you know.

[00:27:57,390] one type of person.

[00:27:58,310] And it's not only good for the community and that sort of social fabric piece.

[00:28:02,480] Also good for the investors because they now have diversified exposure to different types of risks.

[00:28:33,100] Reduce risk.

[00:28:34,430] So that actually is a great segue to number four.

[00:28:37,550] Right?

[00:28:38,030] It's the financing and financing typically comes in two big flavors.

[00:28:43,510] Uh, with like, then you know your condiment or your salt and pepper is flavor free.

[00:28:48,320] Debt.

[00:28:49,620] Which is generally from institutions or sometimes what's known as hard money loans, which is anybody that'll give you a loan more or less.

[00:28:59,100] And then equity, right?

[00:29:00,860] It's these folks that are putting cash into the deal in expectation of ownership.

[00:29:06,690] Right.

[00:29:07,710] Now, there's that third flavor, which is what I would call the non-traditional funding sources.

[00:29:13,250] Sometimes that's government debt or government grants.

[00:29:17,190] Sometimes that's philanthropy.

[00:29:19,670] If philanthropy, for whatever reason, is really aligned with what you're trying to accomplish, sometimes it's the seller of the land or the owner of the land.

[00:29:30,640] could be in a community land trust.

[00:29:32,740] They could.

[00:29:34,420] Uh, do what's known as subordinating the cost of the land until the end of the project.

[00:29:38,920] Right, you don't have to pay us for the land until the project's done.

[00:29:42,000] That's rare, but it helps.

[00:29:45,070] Make the numbers work.

[00:29:46,670] So.

[00:29:47,430] Lock, I'd actually like.

[00:29:48,760] Where do investors come from?

[00:29:50,870] We're like, who are they?

[00:29:52,680] And why do they have different flavors?

[00:29:55,710] Bye.

[00:29:56,270] Of investors, where do investors come from?

[00:29:58,820] Um.

[00:29:59,650] So, okay.

[00:30:02,900] First of all, two broad categories of investors.

[00:30:06,000] You have investors who are investing because they would like to make a return on their money.

[00:30:11,900] And then you have investors who are investing because they're looking for a social benefit or a mission-type benefit of some sort.

[00:30:19,140] Right.

[00:30:20,010] Um.

[00:30:21,090] Most of the time when people talk about investors who are not in the social services world, they're talking about the former category, the people who want to get a return on their money, right?

[00:30:32,520] And those from a developer standpoint.

[00:30:36,700] Those investors are generally going to be further broken down into, I guess, I'll categorize them as Rolodex investors, people that you know personally or have connections to, and then institutional investors, professionally managed pools of money that need to make a return in order to be able to take a percentage of that money for themselves.

[00:31:01,120] Does that answer your question?

[00:31:02,720] Well, that's a great question.

[00:31:05,460] If I say things that, by the way, if I use words or acronyms, that are you know just out of that suit for you.

[00:31:13,980] Call it out because we have so many of these conversations that sometimes I forget whether something is a common word.

[00:31:20,040] So, great question.

[00:31:21,270] Um.

[00:31:22,550] 401(k)

[00:31:23,370] is a type of a bucket that somebody saves in, right?

[00:31:27,310] uh generally if somebody is if money's coming out of a tax advantage you know um savings account some sort like 401k that is managed by that person is the uh the rolodex investor somebody who knows you or knows of you through mutual connection right However, you know if it was money that's coming out of say a managed pension fund right, also retirement savings, but professionally managed, that's going to be institutional, institutionally managed money.

[00:31:57,990] So there's going to be somebody whose job it is to figure out how do I invest this money that's been entrusted to my care.

[00:32:05,090] In order to make a return that, at the very minimum, is not going to lose money and is going to hopefully have a return that exceeds the rate of inflation.

[00:32:12,470] And those are kind of the major bogus.

[00:32:13,890] Now, they really get paid if they do better than the rate of inflation.

[00:32:17,520] Thank you.

[00:32:18,270] Not much.

[00:32:19,080] Would you consider?

[00:32:20,910] Reasonable.

[00:32:22,750] Profit.

[00:32:23,470] or whatever this is a percentage of that is a that is a wonderful question.

[00:32:27,690] Oh, I'm sure.

[00:32:30,040] And you have to understand when you ask me, you're asking a developer, what is a reasonable return.

[00:32:35,420] So do you want a million?

[00:32:37,830] Do you want \$100,000?

[00:32:39,690] Is \$20,000 on each house.

[00:32:42,630] What you would consider a reasonable return.

[00:32:46,710] For me, as the investor, for the investor or for the developer, I think that I think.

[00:32:51,820] Let's do it three ways. Okay.

[00:32:53,520] So the developer, the butt in the hot seat, right?

[00:32:56,920] Who is the quarterback?

[00:32:58,160] Who is the conductor of the orchestra?

[00:33:00,480] What's their goal?

[00:33:03,060] Obviously, it floats.

[00:33:04,080] Second, your equity investors.

[00:33:06,940] Right.

[00:33:07,890] And then third, if you've got a lender, now, granted, I know that's tied a bit to market and interest rate, but if those are the big three flavors of stuff in a deal, right?

[00:33:19,470] It's the human or team making it happen.

[00:33:22,110] It's the investors who are expecting return, whether it's Rolodex or institutional.

[00:33:26,800] And it's the lenders.

[00:33:27,700] Could you maybe give us some insight to those?

[00:33:32,740] I mean, we don't have any idea. What?

[00:33:37,250] Would be a reasonable profit because we're not in it to see somebody go broke.

[00:33:43,020] I mean, so.

[00:33:45,760] And a city has a whole different purpose, right?

[00:33:49,640] Property taxes on properties that have no taxes paid on it.

[00:33:53,680] substantially for years.

[00:33:54,900] So the city develops a piece of property.

[00:33:57,580] in in hopes that they get property taxes in the future from which is going to That's what they're looking for.

[00:34:03,930] Thank you.

[00:34:04,230] So then you have homeowners who want to be able to purchase a home.

[00:34:09,400] reasonably that they can afford.

[00:34:11,420] So yeah.

[00:34:12,370] Hold up.

[00:34:13,010] Hold up.

[00:34:13,350] Before we get to the fourth question in a row, let's let Locke.

[00:34:16,810] Let me see if I can keep these all straight in my head.

[00:34:18,850] And I apologize if I lose one of them.

[00:34:21,670] Remind me.

[00:34:22,170] Okay.

[00:34:23,350] I'm going to give you a couple of different answers to your question.

[00:34:27,550] The perhaps overly simple one.

[00:34:30,250] Um, is that all of three of these buckets are based on the on-market rates because, in the second part of this first answer, all of these investors and lenders are making decisions about whether to participate.

[00:34:48,020] Based on how this project and opportunity compares to their There are alternatives.

[00:34:53,540] Use of that money.

[00:34:55,159] Right.

[00:34:57,009] And that's also even true for me in my time.

[00:35:00,340] Right.

[00:35:00,600] If I'm as a developer, as a quarterback here, I'm looking at, I have to choose between different projects to spend my time doing.

[00:35:07,650] The amount that I need to get paid in order to do that, to get my attention.

[00:35:11,500] Right, and we're setting aside motivations that are mission-related, like that.

[00:35:15,013] Right.

[00:35:15,426] Imagine those are: You can imagine there's a dollar value if you want to.

[00:35:19,010] Um.

[00:35:19,820] The amount that I, as a developer, need to get paid.

[00:35:22,410] Right.

[00:35:23,010] Is going to be based on the personal risk, complexity, of the project, right?

[00:35:28,800] How likely am I to be successful in the end, based on what it is, physically, and from a regulatory standpoint?

[00:35:35,680] It's going to be based on: How long is it going to take?

[00:35:39,750] Right?

[00:35:39,990] Do I think?

[00:35:41,959] And let's just leave it at those two, right?

[00:35:43,580] Those are the two things I'm thinking about.

[00:35:45,060] How likely is it to succeed?

[00:35:47,150] How long is it going to take?

[00:35:48,390] Those are going to determine what is my likely payout.

[00:35:51,710] Or over time.

[00:35:54,540] Okay.

[00:35:55,470] Breaking that down further.

[00:35:59,610] An investor, whether they are an institutional investor or an individual investor, is likely to look at a real estate investment opportunity.

[00:36:09,769] And I can't tell you how many times I've heard this, right?

[00:36:14,490] That investors are probably going to say, 'Okay.

[00:36:18,630] If I think that if I hold this investment for you 10 years because that's what I do, right?

[00:36:26,012] I'm going to earn a 10% rate of return.

[00:36:28,070] I'm just making that number up. Right?

[00:36:30,130] What do I think the S &P 500 is going to do?

[00:36:33,090] over a similar period of time.

[00:36:34,410] And is this better or worse than that?

[00:36:36,630] Both in terms of what I think the actual dollars that are going to come back to me are, but also in terms of the potential that I'm going to lose money.

[00:36:44,970] you know at the end Risk versus reward.

[00:36:48,100] Because at the end of the day, as an investor, the one thing that you get paid for is risk.

[00:36:53,690] That's it.

[00:36:54,070] That's true whether you're Yeah.

[00:36:56,320] I develop it.

[00:36:57,640] whether you're an individual investor, whether you're an institutional investor, or whether you're a bank.

[00:37:03,390] That's it.

[00:37:04,100] Competing for Risk.

[00:37:06,110] Thank you.

[00:37:06,570] So.

[00:37:07,900] the trite answer to your question.

[00:37:10,620] Is the proper rate of return.

[00:37:13,640] Is one that appropriately compensates either the investor or the developer or the bank for the risk that they're taking.

[00:37:20,890] In letting you use their money to build that thing.

[00:37:24,620] I know that's not a satisfactory answer.

[00:37:26,720] I'm also going to give you a nicely packaged satisfactory answer here right now.

[00:37:31,710] So.

[00:37:32,910] Hi.

[00:37:34,120] Or me.

[00:37:34,930] As a developer right now.

[00:37:36,840] I have a structure that is designed around my philosophy of development, which is that I try to do development with communities, not to communities, right?

[00:37:45,840] I don't come in and say, 'How do I pull one over here?'

[00:37:48,620] I come in, I have a conversation with the development director.

[00:37:52,010] People who are elected and say, 'What are the goals of your community?'

[00:37:55,170] Right.

[00:37:56,340] So I'm going to be there a long time.

[00:37:58,089] Because I talked about the fact that we're going to own things where we go for a long time.

[00:38:02,490] So then I go back, I look at my investors, I say, 'Okay, folks, if I do this with your money.'

[00:38:07,710] Right?

[00:38:08,670] Um, I'm going to say that after our bills get paid, after we pay the bank back, you know, their, you know, their debt payment every month after we pay to keep the water flowing, if we pay the city or the county the taxes.

[00:38:21,910] Right.

[00:38:22,130] All those things.

[00:38:22,810] Hopefully there's money left over. Right.

[00:38:25,260] If you invest a hundred dollars, I'm going to say that you get some number, let's call it 6%.

[00:38:31,500] So I have \$100, you're going to get \$6 every year before anybody else gets paid.

[00:38:36,680] You know, besides the bills that were due, right?

[00:38:39,020] That's called a preferred return.

[00:38:41,470] Right.

[00:38:42,000] Or a hurdle rate in some other fields.

[00:38:44,270] After that.

[00:38:46,110] It's just the way I structure deals, but it's not uncommon.

[00:38:49,089] You and I are going to split what's left over.

[00:38:52,530] And that is the majority of my compensation.

[00:38:55,460] All right, so I am incentivized to make sure that this Community grows in value and grows in revenue over time.

[00:39:02,790] Both during operation and ultimately when it's sold, because that's going to get me paid over the long run.

[00:39:09,070] Those investors, they're going to look at it and say, 'Okay, well, it means that 6% of that is first pay money.'

[00:39:13,920] So the investor has lower risk than the developer in that case, right?

[00:39:19,710] And then I get to split in some way that seems, you know, that fits that investment with that in person.

[00:39:25,820] Thank you.

[00:39:27,050] Whatever.

[00:39:28,770] Is that very favorably.

[00:39:31,120] To if I just put the money in an index fund.

[00:39:35,320] Only the investor can decide that.

[00:39:37,380] And that's honestly, that is kind of what it's about.

[00:39:40,790] It's like, if I do this thing with Columbia Gorge Capital.

[00:39:45,800] Am I going to make as much or better than I would if I just put it into Vanguard?

[00:39:53,040] Like that's really what they're trying to figure out.

[00:39:55,910] I will say.

[00:39:56,890] That, for most, for many investors who are not ultra high net worth individuals.

[00:40:02,240] Right.

[00:40:02,560] One thing they can do with real estate.

[00:40:04,720] More easily than they can with a stock portfolio.

[00:40:08,610] And again.

[00:40:09,830] If you're really, really rich, this does not apply.

[00:40:12,120] Um, you know, is that Real estate is really easy to borrow.

[00:40:17,040] It's a tangible asset.

[00:40:18,680] Fairly safe.

[00:40:19,360] Fairly predictable.

[00:40:19,980] Banks like planning against real estate.

[00:40:22,710] And so if that real estate investment, that thing we built.

[00:40:25,810] Let's say it doubles in value over seven years or eight years or whatever it is, right?

[00:40:30,610] I'm just making up numbers here.

[00:40:32,610] Um, I can then say, hey, you know, we're going to borrow.

[00:40:36,440] Some additional money because, now, when I first built it, it was worth a hundred dollars, and I borrowed fifty dollars to build it.

[00:40:42,890] Right now, it's worth \$200.

[00:40:44,870] I only owe \$50, but the bank is willing to lend me up to 50% of the value of this project.

[00:40:52,450] So I can borrow another \$50, and the bank's gonna be just fine with that, right?

[00:40:56,350] Now, I have \$50 I just borrowed.

[00:40:59,310] I can give that back to my investors that borrowed \$50.

[00:41:03,050] Right.

[00:41:03,290] The banks get paid back over the next X number of years. Right.

[00:41:07,580] And because, from an accounting standpoint, the amount that we took out and gave to the investors, right?

[00:41:13,430] is offset by the borrowed money.

[00:41:15,370] Dead.

[00:41:16,420] That is not considered income for tax purposes.

[00:41:19,910] And so some investors like it because I can then give them money back and there's no tax complication.

[00:41:24,650] They don't pay taxes on that at all.

[00:41:26,630] Right.

[00:41:27,440] And in fact, if we hold that investment for longer, the debt that we took out, it's paid back just based on inflation.

[00:41:36,310] You know, if nothing else.

[00:41:38,340] So that is one reason, and there are many, why some people prefer real estate.

[00:41:43,280] But at the end of the day, Nate's absolutely right.

[00:41:45,380] That is just one way.

[00:41:47,380] in which real estate might compare favorably to say a stock market.

[00:41:52,110] You last question before we move on, and we'll have time at the end or throughout for more.

[00:41:59,500] Um, when you're when anyone's building a project, there's a ratio of debt to equity.

[00:42:06,470] And some portion of that equity is often, but not always, the actual quarterback.

[00:42:12,320] It's the developer.

[00:42:13,700] Can you walk us through, and it can be fuzzy ranges, but how much of a project is often debt?

[00:42:19,900] versus your investors, versus the value of your time.

[00:42:24,460] Ciao.

[00:42:25,400] As a developer, my investors, who are trusting me with their money, they want to see that I have skin in the game.

[00:42:33,180] And that is, as Nate said, third time.

[00:42:35,750] Uh, it should be a real amount, but it doesn't have to be a large amount relative to the total cost.

[00:42:41,340] So, for me, we usually aim to have, as a developer, three to 5% of our own money.

[00:42:47,930] You know, in the deal, right?

[00:42:49,250] So, three to 5% of the equity.

[00:42:51,120] Is money that comes out of my pocket.

[00:42:52,990] Right.

[00:42:53,650] And that helps an investor feel comfortable that, if they lose, I lose too.

[00:42:58,060] Thanks, guys.

[00:42:59,390] Um, From a lender's perspective, and we're talking about long-term debt here, not hard loans, which are usually short-term debt, right?

[00:43:05,750] Um, Well, actually, I should probably actually clarify.

[00:43:12,620] There's usually two tranches of debt, two portions of debt in a deal.

[00:43:16,880] There's construction debt.

[00:43:18,510] And then there's long-term debt or permanent debt, as it's usually called, right?

[00:43:22,230] The construction debt usually is higher cost and is only meant to last as long as to the point where the project is leased out for sale.

[00:43:32,160] Right.

[00:43:32,540] And then that gets taken out or paid off.

[00:43:35,640] by permanently.

[00:43:37,120] Quick pause.

[00:43:37,840] The reason it's higher cost is because, like, if the whole thing stopped in the middle of it, you'd have half a building, which isn't worth a whole lot.

[00:43:46,130] What do people get paid for?

[00:43:47,770] Yes.

[00:43:49,270] Ciao.

[00:43:50,180] So the underwriting, the safety rules that these lenders require for these two different types of debt are different. You right.

[00:44:00,610] And so they have something that's called either on the construction side of debt to cost.

[00:44:05,350] Right, because usually what they're talking about is the ratio.

[00:44:08,100] And on the permanent debt, they'll have a debt to value ratio that they're looking for.

[00:44:13,670] It can change depending on who the lender is.

[00:44:16,630] It can change depending on.

[00:44:18,800] uh, a whole lot of factors, right?

[00:44:21,200] But.

[00:44:23,240] Broadly speaking, right?

[00:44:24,600] I usually expect that for a vanilla run in the mill, you know, rental project that I'm doing.

[00:44:31,480] Yes, probably about.

[00:44:36,120] I usually look at 50% to 60% of my cost being on the construction side.

[00:44:42,510] uh, PWA construction loan.

[00:44:45,370] And then I try to go down to 30% of the value of the property being equity on when I get to the permanent debt.

[00:44:53,170] So I try to, I usually commit more money up front, more equity up front.

[00:44:57,370] Because that is expensive and it's high risk and it's just easier to get one.

[00:45:02,210] With equity before you have entitlements.

[00:45:05,750] And then you build the thing using expensive debt.

[00:45:09,020] And then a traditional lender who doesn't, you know, will usually say, 'Okay, well now this is a fairly safe thing.'

[00:45:15,130] So we'll let you, we'll play out more risk for you.

[00:45:18,450] We'll let you borrow more.

[00:45:19,590] And then I get money back and I give it back to my investors and say, 'Hey, you lent me \$100 to build this or you invested \$100.'

[00:45:27,250] I just gave you 30% of the \$30 back.'

[00:45:29,970] So your risk is already.

[00:45:31,700] You know, reduced from where it was.

[00:45:33,560] Now you only have to make 70 back to be made whole.

[00:45:36,190] Right.

[00:45:37,150] An imperfect but okay analogy is like if you've ever bought a house, it's the money down is sort of the equity side.

[00:45:45,560] And your home loan is sort of the debt, right?

[00:45:48,520] And granted, you're— You're making a new thing.

[00:45:51,260] It's not quite perfect, but it's sort of that way.

[00:45:55,350] Okay, we're going to keep rolling.

[00:45:57,940] So the design and engineering.

[00:46:00,310] Right.

[00:46:00,830] So someone.

[00:46:03,390] Someone who is the professional at making sure a house doesn't fall down.

[00:46:09,080] Right?

[00:46:09,480] This is a real thing.

[00:46:11,070] And someone who has to design the thing that you want to sell.

[00:46:15,000] Who is generally not the quarterback conductor?

[00:46:18,180] Right.

[00:46:18,420] It's someone like Gary.

[00:46:21,790] Gary's hired, and your engineers are hired.

[00:46:25,320] To actually go say this is a building that will make will meet code.

[00:46:30,500] Right.

[00:46:31,580] Pointing at you because I think, yeah, right.

[00:46:33,460] So you've got building inspectors to say, this is a structure that won't fall down on the humans that live in it.

[00:46:40,600] This will pass the test of time.

[00:46:42,380] That costs money.

[00:46:44,100] And it's expertise.

[00:46:45,020] And again, generally, you're paying for all of that.

[00:46:49,130] Before you even have a product to sell.

[00:46:52,430] Now, granted, you had to get through those first three or four things.

[00:46:55,450] By the time you get here.

[00:46:57,500] You're starting to get somewhat, I wouldn't say confident, you're starting to feel better that a project will happen.

[00:47:04,280] But it's still money out of someone's pocket.

[00:47:07,500] And again, generally, it's equity, as Locke just told us.

[00:47:10,200] That's a more flexible pool of capital.

[00:47:12,700] But if you're following, you're doing all these steps, one through five now.

[00:47:18,200] To de-risk your involvement in the project, your investors'

[00:47:22,900] money.

[00:47:24,040] In the project, but now you're starting to like entitlements, permitting, and design and engineering, you're very much starting to touch the city. Right?

[00:47:34,170] It's all of you who are starting to weigh in to say whether the big scheme is actually in accordance with your codes.

[00:47:43,380] In accordance with fire and safety and health, is in accordance with your infrastructure, right?

[00:47:49,380] So now you're starting to touch this very financial risk decision.

[00:47:55,110] Everyone's making because again, they're generally doing it.

[00:47:59,650] To try to make a return.

[00:48:01,520] There are some mission components to this, but no one's putting money in just to burn it in a pile.

[00:48:07,360] So you now have entered the conversation about risk.

[00:48:12,340] You are an element to understand and work with.

[00:48:16,630] Kerry, did you want to say something?

[00:48:17,850] Yeah, I just want to add one more note to that narrative.

[00:48:22,340] If you go back.

[00:48:23,830] Item number two.

[00:48:25,570] You'll also see the word architecture.

[00:48:28,740] Amen.

[00:48:29,750] And that's when many times architects get involved with the developer.

[00:48:36,600] To do conceptual work or preliminary work.

[00:48:40,690] Not the technical, but enough of a description of the project for the developer, who probably with a contractor, to say, 'Let's get within 10% of what this is going to cost, so I can begin to run my projections.'

[00:48:58,050] Thank you.

[00:48:58,830] Locke knows well that those kind of costs up front are all money going out and none of that money is coming in.

[00:49:08,090] Now, what you find might speak to experience— if you've got a long-term relationship with your architect.

[00:49:15,150] You might get that architect play along as part of the team.

[00:49:19,470] Do some of that work up front?

[00:49:23,130] For free.

[00:49:25,100] Get paid later.

[00:49:25,740] They get paid later.

[00:49:27,840] They're running their own risk reward.

[00:49:32,680] If I do a bunch of work here, am I likely to have Locke pay me back down the road?

[00:49:37,710] In terms of this project moving.

[00:49:40,960] We see that here when we go through all.

[00:49:43,260] All right.

[00:49:44,710] We just went through all of our old maps and there was all sorts of engineered designs of neighborhoods and building developments that never happened.

[00:49:51,290] Mm hmm.

[00:49:52,220] And we've seen those through the maps.

[00:49:53,720] It's like, we don't need these anymore because something different has happened. Yeah.

[00:49:57,010] So that's Noah.

[00:49:57,690] We got rid of him.

[00:50:00,240] That's stage two, though.

[00:50:01,800] But someone got paid, somebody got paid to do it.

[00:50:05,890] And there wasn't money at the end.

[00:50:08,220] Right?

[00:50:08,580] It's risk.

[00:50:09,340] It's another piece of risk.

[00:50:11,240] You don't see that as much today.

[00:50:13,080] Because the format has changed.

[00:50:14,840] Usually things are coming to fruition now, where in the past it was looking 30 years down the line and now we are, 30 years down the line when stuff's happening.

[00:50:24,150] Construction is generally where people start paying attention a lot or too late because they're like, 'Whoa, something's happening down my street.'

[00:50:31,620] Right and surprise here it is— but you all have processes in place to tell folks that it's coming right.

[00:50:40,530] Construction.

[00:50:42,140] General contractors often have the most narrow profit margins because not always.

[00:50:50,620] Often because they have optimized their processes to develop, to deliver a product at a cost.

[00:50:59,580] That Locke is like he's choosing between multiple general contractors.

[00:51:03,720] Right?

[00:51:04,680] And this one says, 'I can deliver at this cost and this one at this cost and time.'

[00:51:09,140] I know it's old.

[00:51:10,240] Hokum, but go ahead— I will say that.

[00:51:13,250] Fish and markets theory is lovely.

[00:51:15,770] In places like this, you probably don't have that.

[00:51:19,279] I'm going to guess that you are constrained when it comes to your construction company availability.

[00:51:25,390] And, you know, there were.

[00:51:27,260] Yeah.

[00:51:28,710] Probably any more than two.

[00:51:30,740] Projects of more than a couple of houses each.

[00:51:33,170] That were going through the process at the same time.

[00:51:36,410] You would probably very quickly lose any competitive pricing than any of

the local.

[00:51:41,070] And then you're talking about either paying more to get your project prioritized or you're talking about mobilizing a construction company from out of town.

[00:51:49,820] Thank you.

[00:51:51,020] So, Locke, how are you thinking through reducing labor costs in far-flung places?

[00:51:56,260] Wow, you're just softballing that right over me, aren't you?

[00:51:58,540] Sure did.

[00:51:59,960] So here are my secrets, guys.

[00:52:03,380] So when we first started building in Newport, we ran into this problem that, you know, gosh, we just did not find general contractors that we felt were reliable.

[00:52:14,273] We're able to stick to the plans.

[00:52:17,560] Produce the quality at a price that was going to make the projects make sense.

[00:52:20,820] And so we ultimately started a construction company of our own, which was foolhardy.

[00:52:27,410] It took us a couple years to get that dialed.

[00:52:30,520] Uh, that's where we're gonna do it and really not easily scalable.

[00:52:35,430] Right, so it's fine for while we're doing 10 plus units a year.

[00:52:39,690] That's about as far as it goes.

[00:52:40,910] It doesn't really move the needle in addressing the housing crisis that we're currently facing as a state.

[00:52:47,960] So fortunately, Nate, and some like-minded individuals said this is a real problem.

[00:52:54,120] What?

[00:52:55,200] What?

[00:52:55,890] might be changeable here.

[00:52:57,830] One of the things that's interesting, if you're a housing nerd like ourselves, is looking at home construction and realizing that construction is possibly the only the only industry in the United States that has not only not seen efficiency growth or productivity growth over the last century or so.

[00:53:20,460] But it's actually seen a decline.

[00:53:22,450] Productivity so declines in return for like unit of input— you know, whether that's a person, hour, or pieces, whatever.

[00:53:30,380] And they said, 'How might this be the new place?'

[00:53:31,940] Well, there are people doing it differently.

[00:53:33,740] It's called off-site construction.

[00:53:35,920] And specifically in Oregon, we're looking at mass timber off-site construction.

[00:53:41,060] You know, one of the things that really kills us on the construction side of things, the variability of building at each site.

[00:53:47,049] Right.

[00:53:47,530] First of all, you have to architect.

[00:53:49,570] You know, a lot of times, differently, to work with the site or to work with local requirements, what have you, right?

[00:53:56,380] That introduces design costs up front.

[00:53:58,860] There is no Walmart for homes.

[00:54:00,600] You know, I mean, there are some companies that do.

[00:54:03,540] um you know manufactured homes or what have you but uh for a variety of reasons we're talking about you know A couple of folks said, hey, you know, I think I can start a company.

[00:54:14,490] that builds houses, you know, modularly in controlled environments like a fab floor.

[00:54:20,750] right out of this mass timber which is very rigid, very strong, very durable.

[00:54:25,930] Right.

[00:54:26,310] We can install it on site.

[00:54:28,350] because that's what we're looking at doing that's what you were going for
Yeah.

[00:54:31,740] So offsite construction writ large means you're building some parts of the
home.

[00:54:37,490] in a factory. Okay.

[00:54:39,280] And then they're either coming on a truck, literally— you're going down
the highway with— they call them modules, right?

[00:54:45,160] It's like a big, already-built chunk of your house.

[00:54:49,270] or Those pieces, your walls and your ceilings and floors, mostly are flat-
packed.

[00:54:54,830] When you hear the word flat-packed, it's like it's Ikea.

[00:54:57,830] It's coming in a big stack.

[00:54:59,800] But all the wiring's in there.

[00:55:01,460] Plumbing's already in there.

[00:55:02,760] And when it gets to the site, they pop them up, stick them together, and
houses go up in a week or less, sometimes days.

[00:55:11,140] Amazon's going up in a week or less.

[00:55:13,000] That's right.

[00:55:13,700] It's all prefabricated, right?

[00:55:17,740] So if you were going to build a car, you wouldn't like—call up Chrysler.

[00:55:24,640] Toyota or Ford and be like, 'Hey, I need a car on this date.

[00:55:29,100] Send out the crew.

[00:55:30,880] And a whole bunch of different artisans show up in your driveway.

[00:55:34,430] And start building it right in your driveway.

[00:55:36,730] It doesn't work that way, right?

[00:55:39,930] It also doesn't always work that—everything is built in one factory.

[00:55:44,940] Different like the engine might be coming from over here and the windows are coming from over there, and it all arrives at assembly point.

[00:55:52,940] Out pop a zillion of them.

[00:55:54,930] And then—that's how you get your car.

[00:55:57,630] But we do it.

[00:55:59,270] The way we do it in housing.

[00:56:00,970] Where everybody shows up in your driveway, all different components, and they do it.

[00:56:05,470] So offsite construction is having that process more controlled.

[00:56:10,120] And then shipped.

[00:56:10,780] Oregon has a special love for wood products, which is why we are in many ways the epicenter of mass timber and cross-laminated timber.

[00:56:21,559] But that's not the only way to do it.

[00:56:23,360] You could do it out of steel.

[00:56:25,120] You could do it out of geopolymer concrete.

[00:56:27,000] You've all heard about 3D printed homes.

[00:56:29,710] You could.

[00:56:31,860] Structure insulated panels are another way to do this where everything's already pre-insulated and pops into place.

[00:56:38,650] So.

[00:56:39,480] A challenge for some of you on the permitting side and planning side.

[00:56:44,530] Is that the typical ways of inspecting those products or regulating those products?

[00:56:49,650] Doesn't really apply.

[00:56:52,050] Because everything's literally going together in a Lego block somewhere, maybe 100 miles away.

[00:56:58,060] And then it's showing up, and these Tinker toys are just popping into place.

[00:57:02,010] So, as a city, you might have a regulatory challenge to think through how do we deal with these products.

[00:57:10,730] Where I can't inspect every bit of the plumber's work.

[00:57:15,069] Or it's not associated with a construction draw anymore, right?

[00:57:18,430] I need all the money up front.

[00:57:20,470] Go build it in that factory and then do the last 10, 15% here.

[00:57:26,700] This is a community of how many people live here?

[00:57:28,500] 6,000, 7,000 people.

[00:57:31,120] If they don't want to have to write.

[00:57:33,400] The code whole cloth to, to be able to implement this.

[00:57:36,740] Is there a resource they might be able to use?

[00:57:38,520] You saw falling right back to me.

[00:57:40,520] Yeah.

[00:57:42,150] So of course there are resources, right?

[00:57:44,250] So the city has a entity, or sorry, the state has a housing accountability production office, HAPO.

[00:57:52,850] And HAPO has been advising multiple entities within the state now about having model codes.

[00:58:01,310] and model inspection processes, in fact, model zoning codes for just this type of a process.

[00:58:08,770] You are not.

[00:58:10,130] The state expects almost no community to just adopt those.

[00:58:14,810] They expect communities to take that as a good starting point.

[00:58:18,870] and then tweak it for their own jurisdiction.

[00:58:21,630] But rather than have your planning staff or your zoning staff have to make it from scratch, we are figuring out in real time the best ways to regulate these types of new products and new technologies.

[00:58:37,100] How did I do?

[00:58:37,770] Great.

[00:58:38,010] So it's almost like they took an offsite construction approach to city ordinance.

[00:58:42,300] Oh.

[00:58:43,190] You could do that.

[00:58:44,490] Alright.

[00:58:45,740] Key terminology.

[00:58:46,580] We've done a little bit of this already.

[00:58:49,300] Pro forma.

[00:58:50,920] Is the financial projection used?

[00:58:53,280] To calculate the expected income, expenses, and overall return on investment prior to broken ground.

[00:58:59,630] This is the spreadsheet of all spreadsheets.

[00:59:03,100] For those of you that have worked in development pro forma, you know that it's a million tabs.

[00:59:08,800] It's got depreciation on it.

[00:59:11,080] It's got your different loans, your different bank debts.

[00:59:14,710] Um, but at the end of the day, it is the fundamental tool that a developer and investor is going to use to say, does this make financial sense or not?

[00:59:26,750] Not.

[00:59:28,180] It's a lot.

[00:59:29,500] Because most of you have probably been involved in organizational budgets.

[00:59:33,180] Thank you.

[00:59:34,190] Almost the same thing, except our goal is not as much an annual recurring you know uh city budget specifically finance bills you know transitions to someone else Hard cost versus soft cost.

[00:59:47,310] You can generally think of this as the stuff that a home is made of and the humans that make it.

[00:59:54,000] So it's the labor and the pieces of a house or a home.

[00:59:57,810] And the soft cost is kind of everything else.

[01:00:01,270] Hard cost also generally includes land.

[01:00:04,580] Uh, yeah.

[01:00:06,280] Entitlements is like your red tape.

[01:00:09,440] Quite frankly.

[01:00:10,480] It's the processes that you have to ensure the community you want happens.

[01:00:16,360] But from a developer's perspective, it's either the very simple to follow process to go through or it's the hoops to jump through if it's not simple.

[01:00:25,590] Right.

[01:00:27,210] And then the capital stack is the pile of money.

[01:00:30,720] Right.

[01:00:31,000] Remember, we talked about those generally three flavors that.

[01:00:35,610] Equity and then something different.

[01:00:38,110] That's kind of that's the capital stack.

[01:00:41,540] You, as a city, do have multiple financial tools.

[01:00:46,020] That can go into a developer's capital stack, right?

[01:00:48,960] You have a million-dollar fund.

[01:00:50,380] You could choose to lend.

[01:00:52,220] That.

[01:00:52,720] You have the lever to pull of SDC fees.

[01:00:56,140] You have the lever to pull of the cost of land if you own it.

[01:01:00,640] You have the lever to pull of taxes, right?

[01:01:03,520] You have special districts where you're allowed to do different things with taxes.

[01:01:07,720] Those are all levers that the city controls or influences that then impact the capital stack for the investors.

[01:01:16,300] And the developer.

[01:01:18,210] Saying that you can waive SDCs.

[01:01:21,450] Many cities do.

[01:01:22,270] Portland just did.

[01:01:24,420] In an effort to try to build more things.

[01:01:29,210] instruction.

[01:01:30,960] And we did that.

[01:01:31,840] We did that.

[01:01:36,430] And they said.

[01:01:37,980] Stop.

[01:01:39,010] Okay.

[01:01:39,960] came directly from the governor's office in a three-year suspension of STC system.

[01:01:46,600] You probably had to get a permit to do it.

[01:01:48,960] Yeah, there's probably a process.

[01:01:53,760] Yeah, you might have skipped on this.

[01:01:56,240] but But.

[01:01:57,570] Yeah.

[01:01:58,230] Also, I know of a community that waves them for the developer.

[01:02:06,570] and then takes money after those houses are sold and pays the city back for that.

[01:02:12,530] Right.

[01:02:13,400] The timing matters a lot too.

[01:02:15,380] Well, that's the way you tweak it.

[01:02:17,390] So, if you have to think about it like this, if the fee is a thing you have to pay up front before you even begin, you have to finance that cost, right?

[01:02:25,270] You're generally borrowing for it or you're assembling more equity to account for it.

[01:02:30,890] versus if it comes towards the end of the project or over time.

[01:02:34,920] you don't have that same borrowing cost.

[01:02:36,800] It's all in your proforma.

[01:02:38,360] It's all your budget.

[01:02:39,780] It's all in your capital stack.

[01:02:41,640] There's other cities that have a goal of producing smaller homes.

[01:02:47,830] OK, like because there are fewer of those in that community and they want them.

[01:02:52,210] Generally, it's because they want a workforce, a local workforce to be able to more.

[01:02:57,360] afford a smaller home or house.

[01:02:59,820] So they have started matching SDC fees.

[01:03:03,250] The fee schedule against the square footage of a house.

[01:03:06,950] Right.

[01:03:07,110] So you build something smaller.

[01:03:09,010] You're charged something less.

[01:03:10,170] You build something bigger, you're charged something more.

[01:03:12,670] That's a decision a city could make, right?

[01:03:16,150] How you structure all of your different- fees, costs, and taxes is a thing that's sometimes in your control and others you have to get collaborators, county, state.

[01:03:27,030] But you can pull those levers.

[01:03:30,640] Locked.

[01:03:31,640] Because you probably had a question.

[01:03:34,880] I think very.

[01:03:36,060] Got it?

[01:03:36,420] Okay.

[01:03:37,150] Thank you.

[01:03:37,830] I wanted to add to soft costs.

[01:03:40,820] And it gets back to money going out, not coming in yet.

[01:03:46,550] Thank you.

[01:03:48,430] I didn't.

[01:03:49,609] rehearse this.

[01:03:51,210] Can cost as much as Thank you.

[01:04:01,520] 10 million.

[01:04:03,280] Two and a half million.

[01:04:04,760] More get stacked on.

[01:04:06,740] We cover all of us.

[01:04:09,100] Again, that's money going out.

[01:04:11,430] long before any money starts.

[01:04:13,380] Right.

[01:04:14,430] And if I'm answering that.

[01:04:16,790] with hard money at 10% interest, that \$2.

[01:04:19,700] 5 million over the course of years would cost me \$250,000 just in interest expense.

[01:04:24,690] So anything that you can shift.

[01:04:26,900] to the end of the project cost wise.

[01:04:29,500] Can't make a real impact.

[01:04:31,610] That's true.

[01:04:32,350] Land costs too.

[01:04:33,270] We have about 10 minutes and then we're going to do our break.

[01:04:35,960] And we only have two more slides.

[01:04:38,260] We're a little behind but not that much.

[01:04:40,570] Yep.

[01:04:41,350] So the unexpected.

[01:04:42,920] Right?

[01:04:43,890] Locke keeps saying risk, right?

[01:04:45,650] We pay for risk.

[01:04:47,050] Everybody's paying for risk.

[01:04:49,970] You don't know.

[01:04:51,100] Honestly, you don't know what's literally under the ground until someone looks.

[01:04:56,940] And it costs money to look.

[01:04:58,020] I will give you an example of our Newberg project right now.

[01:05:02,560] Right.

[01:05:02,840] So we got to this site.

[01:05:04,760] First off, there was 20-foot-high blackberries, which you don't have a problem with here, but we did there and we found two boats and a car.

[01:05:12,970] Thank you.

[01:05:13,320] And we found.

[01:05:14,590] Eight thousand pounds of steel fencing. Surprise!

[01:05:18,720] Right, luckily we could scrap that and get a little asset right.

[01:05:21,630] Yeah, sure was.

[01:05:23,330] But then you have to do your examination underground.

[01:05:26,710] We were looking at two sites.

[01:05:28,010] One turned out to be pretty good, but the other one.

[01:05:31,790] There was a water treatment plant.

[01:05:34,570] Directly next door.

[01:05:36,310] 80 years ago.

[01:05:38,990] And 80 years ago, part of the water treatment process, they used a lot of diesel.

[01:05:44,240] The power of the stuff on that site.

[01:05:46,450] And that diesel fuel leaked.

[01:05:48,680] And it went under the site we were going to buy.

[01:05:51,560] Now it cost us 15 grand just to figure out we should not buy it.

[01:05:56,200] But that's a cost that we'll never get back.

[01:05:59,530] You don't know what's under until you look.

[01:06:02,840] Sometimes a project pencil is great.

[01:06:05,220] And then a war breaks out and interest rates go up.

[01:06:08,790] Or anything happens and interest rates go up.

[01:06:12,100] And all of a sudden.

[01:06:13,840] The project doesn't pencil out anymore.

[01:06:15,640] It doesn't make financial sense.

[01:06:18,480] How about a pandemic?

[01:06:20,390] All of a sudden, everybody wanted to build a deck on the back of their house, so the cost of lumber quadrupled.

[01:06:26,040] All of a sudden, those projects didn't make sense anymore.

[01:06:28,140] The cost of lumber was four times.

[01:06:31,049] Investor changes.

[01:06:32,740] Part of what Locke is talking about, you know, you have these sometimes institutional investors, their boards literally change.

[01:06:40,380] And the folks that you thought were making the decisions are now different and they need a different return or a different risk profile.

[01:06:47,320] Or Locke says the Rolodex.

[01:06:49,640] That's also friends and family.

[01:06:51,570] Someone could die.

[01:06:53,140] One of your investors literally could die.

[01:06:55,670] Or they could say, 'This is not strategic to me anymore.'

[01:06:58,730] I'm going through a divorce.

[01:07:00,500] I can't be your investor.

[01:07:02,660] These things like happen in real time.

[01:07:05,800] And impact the developer's ability to actually do the thing.

[01:07:09,900] Regulatory.

[01:07:11,400] You know, I know the city of Boardman is known for going quickly, but your city council agrees all the time, right?

[01:07:17,060] They agree about everything.

[01:07:18,340] That's a joke.

[01:07:19,380] They do not.

[01:07:21,070] But you could have city councilors literally disagree.

[01:07:25,290] And then things go slower. And remember.

[01:07:28,220] All that money is up front.

[01:07:29,540] So every month that you aren't getting an approval is another month you're paying interest on something.

[01:07:37,050] So that type of regulatory uncertainty.

[01:07:40,660] You don't always know when it's going to come.

[01:07:43,950] And then sometimes somebody could say, 'I hate this development and I'm going to make it my personal mission to make it go slower.

[01:07:51,490] and make it be more painful.'

[01:07:52,970] That's a real thing.

[01:07:54,689] That happens.

[01:07:55,930] So a developer and their investors want certainty.

[01:07:58,820] But real estate development is generally in an uncertain.

[01:08:02,900] Yo.

[01:08:03,780] So anything a city can do.

[01:08:06,010] To have more predictable processes and timelines is a great advantage to building the things you want to build.

[01:08:14,380] And then here is some of the ways a city can help.

[01:08:16,500] Now, a month from now, we're going to have a huge list of these, right?

[01:08:20,580] We're going to actually build that list together.

[01:08:23,250] With the help of your local development community, architects, designers, and engineers.

[01:08:30,490] Somewhere in your process, someone has to say yes, no, or maybe or

not yet.

[01:08:36,010] Having processes that make it very clear to get to yes is one thing you can do.

[01:08:41,529] We already talked about SDC, how those fees, when they are charged, what they're charged for.

[01:08:46,810] That's a big lever you have.

[01:08:49,830] Schools.

[01:08:50,720] You have a million dollar fund.

[01:08:51,939] You have not.

[01:08:53,930] Made any expenditures out of that for a specific real estate development project.

[01:08:59,210] That day is coming.

[01:09:01,260] Probably.

[01:09:02,350] So having this committee get ready for, how do we lend dollars into a project or grant, if you so choose.

[01:09:10,670] Those are things that that you could do.

[01:09:13,859] The city already is building the infrastructure for the Columbia View property right now.

[01:09:21,149] And so that is a tool that you have, right?

[01:09:23,050] How do I get sidewalks, plats?

[01:09:26,450] roads, sewer, water, fiber.

[01:09:29,399] So that it's obvious and easy for someone to come build a house.

[01:09:34,140] Only if you don't mind.

[01:09:35,550] Oh.

[01:09:36,120] So I carry about a million dollars.

[01:09:38,990] Uh, will you guys have to work with?

[01:09:41,420] And it's blowing my mind.

[01:09:42,540] You guys.

[01:09:44,000] That's an enormous resource.

[01:09:45,660] And I just want to.

[01:09:47,529] I just want to kind of level set a little bit because.

[01:09:50,560] A million dollars as equity, you know.

[01:09:53,939] It can do a lot for a project.

[01:09:55,860] You know, maybe two, right?

[01:09:58,730] Um, but if you really have discretion over how to use this, right?

[01:10:04,720] When I'm building, one of my biggest costs is borrowing that construction capital, is borrowing that initial tranche of debt, which is really expensive, right?

[01:10:14,720] It is almost as valuable to me as a developer.

[01:10:19,549] If you were to say, 'Hey.

[01:10:20,940] I will loan you up to this million dollars on a short-term basis, call it two years.'

[01:10:27,330] Uh, at the rate of inflation, for instance, so that we don't wind up with less money at the end of it, right?

[01:10:32,820] That's going to save me a ton of money.

[01:10:35,570] Versus having to go to a bank or a hard money lender and taking their 10% rate.

[01:10:40,750] And at the end of it, instead of you having given money to the developer, who's built in, and the money's gone, you get the money back plus the inflation, so you have the same effective amount of money to use for the next project.

[01:10:52,850] Yeah.

[01:10:53,760] Don't underestimate a million dollars.

[01:10:55,800] After five years down the road, if you've done this three times, you've now used \$3 million to have lots of projects.

[01:11:05,780] And what you're saying is.

[01:11:07,140] You would pay us back at the end of the project after we know that you've gotten it done.

[01:11:12,140] Which is really easy.

[01:11:12,920] And that's when you get money and then you pass it.

[01:11:16,040] Because once it's done, it's de-risked.

[01:11:18,460] And a traditional lender, like Ricardo?

[01:11:21,550] Yes.

[01:11:22,170] Ricardo is going to look at that and say, 'That additional million dollars of construction capital?'

[01:11:26,990] Yeah, we can finance that out really easily because we see that there's a real asset there.

[01:11:32,050] We see you've leased it out.

[01:11:33,690] Right and so, actually, for the developer, for the investors behind the developer, you know, the difference is probably not as great, certainly not on a 10 million dollar project.

[01:11:42,730] It's not that.

[01:11:43,910] It would make that big of a difference if it was a ramp with strings attached versus a alone.

[01:11:48,910] You know, but alone, you can do it over and over and over again, and that's a good idea.

[01:11:54,710] My language lock.

[01:11:56,450] Thank you.

[01:11:57,730] Last ones and then we're going to pause.

[01:12:01,530] Parking.

[01:12:02,290] Right, this is less of an issue here because literally you have so much space.

[01:12:07,960] Thank you.

[01:12:08,310] Not.

[01:12:09,380] No, no, parking is always an issue.

[01:12:11,160] It's the most emotional of all of the red tape issues.

[01:12:16,090] However, you actually do have space.

[01:12:19,570] Downtown Hood River.

[01:12:20,990] No space.

[01:12:22,030] Downtown Eugene.

[01:12:23,440] Zero space.

[01:12:24,670] So thinking thoughtfully.

[01:12:27,200] About how you address parking is a big, big deal.

[01:12:30,130] Because parking spaces cost money.

[01:12:32,700] Cost a lot of money.

[01:12:33,800] Right.

[01:12:34,800] Technical assistance, project assistance, you are equipped to do this.

[01:12:40,100] You have folks on your staff that have gone through multiple projects.

[01:12:44,900] Some of them are sitting here in this room.

[01:12:47,280] It is one of your most valuable assets.

[01:12:50,040] It's literally your humans.

[01:12:52,590] Because these are the folks that understand how your systems and your codes work.

[01:12:58,450] Developers that are coming sometimes from in town, but especially out of town, do not know your systems.

[01:13:03,810] So your people assets are.

[01:13:06,700] You.

[01:13:07,240] Bye.

[01:13:07,630] A critical.

[01:13:09,170] piece of this entire puzzle.

[01:13:11,680] And then certainty.

[01:13:13,090] Um, that's really at the end of the day— if you can enable anyone that's coming through into your city to understand.

[01:13:21,700] How things happen.

[01:13:23,050] How long it goes and what they should be doing, what boxes they should be checking.

[01:13:27,690] That is gold.

[01:13:29,300] Even changing nothing.

[01:13:31,070] Just making it super clear and transparent.

[01:13:34,210] Is gold.

[01:13:35,310] To a developer that's trying to deliver the housing that you as a city want.

[01:13:39,440] That type of certainty and knowledge you already did one of these things with urban form.

[01:13:43,660] When you install that here in this city, you know, you click on any parcel in town and understand what you can and cannot do, mostly.

[01:13:51,080] So I'm going to pause and see if there's any uh questions.

[01:13:54,480] We're obviously going to hang out.

[01:13:56,840] But we're going to transition in about 10-ish minutes into talking about the Columbia View property.

[01:14:02,780] Again, this is step one of a multi-step process.

[01:14:06,630] Thoughts, comments, questions on on these basics.

[01:14:11,020] I do want to recognize these are basics we've been going over.

[01:14:16,780] So we're going to get all this on an email to us.

[01:14:22,340] At our files, yes, yes we will, and we always produce the notes as well.

[01:14:33,950] Bye.

[01:14:34,590] I look at you three for a minute.

[01:14:36,670] You're in the trenches.

[01:14:38,160] Every day.

[01:14:38,870] All the time with this.

[01:14:41,290] Is this all old news?

[01:14:43,510] Is some of this?

[01:14:44,880] New.

[01:14:45,840] Why people make the decisions they're making. Absolutely.

[01:14:48,990] It's new information for me.

[01:14:51,310] What stood out?

[01:14:53,620] Um, let's see, like.

[01:14:57,010] Really stood out to me.

[01:14:58,870] I didn't realize how many different people and how much money really

goes into the process.

[01:15:05,960] Like.

[01:15:08,720] How would a developer really like, kind of, for me, I thought a lot of times they were just in it for the profit for themselves.

[01:15:15,360] I realized, like, there's three different levels.

[01:15:17,640] The equity you got— three to 5%.

[01:15:20,810] You have personal investors too.

[01:15:23,340] And then the cities.

[01:15:27,380] It's incentivizing the city.

[01:15:29,130] Bye.

[01:15:30,850] Bring in more developers.

[01:15:33,570] Yeah, I mean.

[01:15:34,320] If you have a \$10 million project, there's very few humans in Oregon that have like 10 million in their bank account that just go.

[01:15:41,380] You have to have all these other things.

[01:15:44,260] Yeah.

[01:15:44,970] Thank you.

[01:15:46,030] For me, it was like timing.

[01:15:48,030] I never really understood why some developers want to push for, you know, like sooner planning commission dates.

[01:15:54,730] Um and for our like staff to review items to demon complete.

[01:15:58,780] Um That's one of the things I learned today.

[01:16:01,240] I never realized why.

[01:16:03,100] They're you know pushing because I mean the time that passes.

[01:16:06,810] You know.

[01:16:09,050] They'll eventually like lose money or something like that.

[01:16:11,370] And lose money.

[01:16:11,990] Yeah.

[01:16:12,530] If you have a \$3 million loan, just think of the interest for one month.

[01:16:17,950] Yeah, so now I kind of see.

[01:16:20,480] Their point of view, why they like to push things forward.

[01:16:24,210] Thanks.

[01:16:25,000] Yeah.

[01:16:25,710] That's a good point too.

[01:16:27,090] Thank you.

[01:16:27,800] Um, I think that the city of Boardman has really good.

[01:16:32,580] customer service and we welcome.

[01:16:35,410] uh developers and and We try really hard.

[01:16:40,950] to work with them to get their projects and try to do an easy flow through things because it's all like right here.

[01:16:50,790] And I think that's beneficial for developers.

[01:16:54,480] It is.

[01:16:55,900] There are many cities there where you literally have to go to like six buildings.

[01:17:00,890] Like just to get.

[01:17:02,210] all your approvals.

[01:17:04,200] And we've had, I mean, I personally had.

[01:17:06,990] several developers and builders say, you know, Oh my gosh, this was so easy.

[01:17:13,380] You guys made it so easy.

[01:17:14,380] You're so easy to work with.

[01:17:16,180] And.

[01:17:17,410] I take comfort in that.

[01:17:20,870] Adieu.

[01:17:22,240] The law.

[01:17:23,290] Um, kind of the million-dollar question, but if you were in our position with the funds that we have available.

[01:17:30,640] What direction would you head with it?

[01:17:33,530] I know that's a tough question and we've got eight minutes now.

[01:17:36,640] But if there was a direction that we should concentrate on right now.

[01:17:41,490] What would that be?

[01:17:42,610] So.

[01:17:43,710] for short-term impacts.

[01:17:45,530] Um, two things.

[01:17:49,020] Uh, in this order.

[01:17:50,950] The easiest thing it sounds like for you to do because you probably don't need the ordinance to do it.

[01:17:55,180] You know, is think about how you maximize the velocity of that money to say how many times can you cycle that money through your community.

[01:18:01,580] Right and the answer is probably indefinitely if you do it right.

[01:18:04,340] So I make sure that you put policy in place.

[01:18:07,950] Right, that says, 'Hey.'

[01:18:10,250] We're gonna use this money as catalytic capital.

[01:18:13,000] You know, in a manner.

[01:18:15,770] That a make sure we can deploy it for multiple uses, you know.

[01:18:19,440] And b make sure that the fund gets made whole, so you know you don't want to just be lending it for no interest, sure.

[01:18:25,220] Right.

[01:18:25,540] You want make sure that in real terms you're keeping up with inflation over time, right?

[01:18:29,470] And you might also want to have, you know, a little bit of extra interest in there, just to help cover your overhead of administering the fund, but you know keep an eye on the benchmark rates on what does it cost to borrow money, like if you're a the city or a bank or something like that, right?

[01:18:44,430] And trying to like.

[01:18:45,960] where they're about.

[01:18:46,880] They'll make it the cheapest money that's available to anybody on a borrowing basis.

[01:18:50,920] That's thing one.

[01:18:51,540] Thing two, and this probably does require a code update, is looking at at the list of tools that you have.

[01:18:58,240] Things like saying, hey, why do we charge system development charges?

[01:19:02,480] We charge them generally in order to help to upgrade the public infrastructure that we need as a community to accommodate.

[01:19:11,050] New people, new homes, new activities, right?

[01:19:14,370] Well, ask yourselves.

[01:19:16,420] Are those new uses going to happen during the time the thing is being

built?

[01:19:20,240] Will that commence?

[01:19:21,280] Will the work to upgrade that infrastructure commence at some point after the thing is built?

[01:19:25,870] And if the answer is 'after,'

[01:19:27,840] then maybe move the SEC charges and anything else that you can as close as possible to the point where that developer is going to be taking out their pertinent long-term loan because that's going to be far less expensive money.

[01:19:40,240] And the money that they have to come up with.

[01:19:42,070] Either through equity, which is usually how they wind up paying for these costs.

[01:19:45,800] For a cork instruction deck.

[01:19:48,120] To parallel your life.

[01:19:53,190] Hello?

[01:19:53,470] Yep.

[01:19:53,950] Yep.

[01:19:54,390] Yep.

[01:19:54,730] I'm here.

[01:19:55,190] Yep.

[01:20:00,060] SDC charges currently are assessed at the time of billing permit.

[01:20:05,200] I find this conversation interesting because we're working on a large multifamily development that I'm not going to say a lot about because it's going to go to the planning commission Thursday night.

[01:20:16,730] The packet's out there if you want to look at it.

[01:20:19,610] We're trying to address some ODOT issues around transportation and we're going to assess an in-lieu fee.

[01:20:25,380] And we picked a dollar amount.

[01:20:26,740] We attached it to it.

[01:20:28,360] The developer is going to come back and ask for an amendment to the condition based on conversation I've had with him since we posted the staff report.

[01:20:38,330] And he's going to ask for that to be due at the time of occupancy as opposed to at the time of building permits.

[01:20:44,510] And I'm like, I get that and I can support that.

[01:20:47,210] And this just kind of reinforces.

[01:20:49,570] Why he's asking for that change and when that payment will be due.

[01:20:54,480] Thank you.

[01:20:54,780] I knew that was coming.

[01:20:55,840] I just wanted you to answer because you do it way better than I could.

[01:20:59,830] Got that idea.

[01:21:00,650] Yeah.

[01:21:03,540] I will say that some people, you know.

[01:21:07,150] Have an initial reaction of of thinking about risk, which is always good to think about, right?

[01:21:12,180] But those I've heard folks say in other contexts: 'Yeah, but what happens if some of these changes happen in the world that causes this project not to get done?'

[01:21:23,300] Now we're not going to get the SPC fee or be stuck over the bag.

[01:21:27,270] My answer to that is usually like: 'That's true.'

[01:21:30,180] But again, reflect on the purpose of the SDC fee, right?

[01:21:34,170] It's meant to upgrade infrastructure for that future use.

[01:21:37,290] So if the project stops, that future use is not happening.

[01:21:40,650] You know, and so.

[01:21:42,280] Are you really losing?

[01:21:43,670] Or are you only not gaining something that you didn't actually need if the project doesn't go through?

[01:21:48,390] But it is different on my side because my SDCs are for water and sewer and those do have to be developed and put in.

[01:21:56,400] So those SDCs, I think, need to be up front.

[01:22:00,690] I don't know the specific mechanisms by which the projects happen, but certainly looking at timing of when the work gets done, it has to be paid for.

[01:22:09,730] And then you also look at, this might be another application potentially for that million-dollar go fund, that could be a revolving loan— a revolving loan that allows you to borrow from that fund to pay for some of these things in the short term.

[01:22:24,840] Right?

[01:22:25,520] And they get reimbursed once the SECs do get paid.

[01:22:29,100] Or you may have other funding mechanisms that can be used to move things around in time.

[01:22:36,320] So I'm going to respectfully disagree with Junior's answer there.

[01:22:41,330] STCs is an investment into future improvements.

[01:22:43,970] It's not for the developer.

[01:22:45,630] It's not for the development that's happening at that moment.

[01:22:48,710] They have to pay their costs to install.

[01:22:51,570] They're paying for their meters.

[01:22:52,790] So there are some costs I think that we charge, need to be charged.

[01:22:57,690] You want to buy a meter because you want it to be installed.

[01:23:00,230] You need to pay for that cost at the time of installation.

[01:23:02,930] But I think the SDCs, we can have a real conversation about when they should be paid.

[01:23:07,110] And I think there's a strong argument for.

[01:23:09,920] Looking at those STCs to come in at the closer to the time of occupancy as opposed to at the time of building permits, because of this conversation.

[01:23:18,780] It's been helpful.

[01:23:20,070] With Carla.

[01:23:21,560] I actually agree with Carla also.

[01:23:23,140] I don't think we disagree with each other, Carla.

[01:23:25,040] And I'm talking about paying for a three-inch meter for it.

[01:23:33,000] Sure.

[01:23:33,950] apartment complex is super expensive, those are so expensive, yeah.

[01:23:36,750] And that's the only thing I thought.

[01:23:39,030] She's made a good point that future.

[01:23:41,400] The SEC for the future infrastructure for Beyond for the next project that that could be done.

[01:23:47,390] As long as they're paying.

[01:23:48,850] Up front for the reason and that's the only principle I see that's not—I think you get it.

[01:23:56,220] Okay.

[01:23:56,830] Okay, I'm going to do a quick timeout.

[01:23:59,640] First off, thank you.

[01:24:01,550] For the folks who are not committee members for being here today, this is routine.

[01:24:07,380] Collectively, I know you don't know me much still today, but like you all hired me.

[01:24:13,030] And my team over the last year to help with these types of things.

[01:24:18,190] Um, having each piece of your city system, understand why the folks outside the building do what they do— I think is really useful and helpful.

[01:24:30,900] We're going to have one of those developers visit us later today during the meeting.

[01:24:34,920] Should you want to stick around, you are welcome.

[01:24:39,080] But this concludes session one of Developer 101.

[01:24:43,950] We're going to have a five or seven-minute break.

[01:24:46,830] And then we're going to come back and transition to the Gary Reddick show.

[01:24:50,340] To talk about our Columbia View development master planning.

[01:24:54,410] Okay.

[01:24:55,400] All right.

[01:24:55,820] Thanks, everybody.

[01:24:59,370] Time to read.

[01:25:00,580] Please start.

[01:25:01,800] Thank you.

[01:25:02,000] So.

[01:25:03,600] Saying.

[01:25:04,090] You all know it.

[01:25:12,970] Thank you.

[01:25:13,680] And so today he's going to walk you through what we've learned.

[01:25:16,920] And where we're going.

[01:25:18,100] Next, we think and ask for some feedback.

[01:25:22,100] Richard and.

[01:25:23,140] Junior.

[01:25:23,770] come in, they're just going to have to catch.

[01:25:28,970] Thank you.

[01:25:30,720] They started it off appropriately.

[01:25:35,190] For the last month or.

[01:25:37,570] Five weeks we've been trying to glean.

[01:25:40,760] Every bit of knowledge that we could get.

[01:25:42,990] Thank you.

[01:25:43,260] About the site problems.

[01:25:45,940] Current streets, future streets, streets about to be built.

[01:25:49,940] Demographics.

[01:25:52,140] Other services.

[01:25:54,500] Hope the graphics.

[01:25:56,830] Drive by.

[01:25:58,280] Thank you.

[01:25:59,290] Plenty of you cite my guess is you think of it as a.

[01:26:02,720] Blackfield.

[01:26:04,830] And in some parts of it, it's far from flat.

[01:26:08,230] It's getting close.

[01:26:10,390] According to Olson Road, it drops off 12 or 14 feet.

[01:26:14,490] Down to the property which can either be a problem or an opportunity depending on how you want to look at that.

[01:26:20,860] So it's.

[01:26:23,340] It's difficult to display either in the PowerPoint.

[01:26:29,830] The kind of work we've been doing.

[01:26:31,990] Over the last months, but it's been really.

[01:26:35,050] really important.

[01:26:35,890] I've had a lot of help from Carla, both in person, over the phone, and emailing.

[01:26:42,740] Chasing stuff down.

[01:26:45,140] Oh.

[01:26:46,340] To get to the point where Literally in the last week, did I start to lay down some kind of conceptual thinking about how the site wants to the layout.

[01:26:58,270] and in a very general way.

[01:27:01,150] Trust me, I'm going to get to that towards the end, but you may think initially.

[01:27:06,010] that I'm kind of diverted away from from the Columbia View site.

[01:27:13,760] I'm going to talk and show.

[01:27:16,290] More stuff.

[01:27:18,910] that's outside of a site than on the site.

[01:27:22,970] Not a lot of sexy stuff to show about.

[01:27:25,370] site itself.

[01:27:27,550] But it really starts.

[01:27:31,599] And I've been with you enough to know that.

[01:27:36,490] You don't see this— as necessarily just a housing problem.

[01:27:43,170] or to build a bunch of houses.

[01:27:46,210] If you, and you could possibly get a developer to take them by that site over there.

[01:27:52,740] 20 acres plus or minus and say.

[01:27:56,200] Gosh, we'd like 150 apartment units, buildings.

[01:28:03,420] 150 at a time, two phases, 300 units.

[01:28:07,620] It's possible that that developer would roll out some plans from a previous project.

[01:28:13,360] and say, 'Yeah, we could get started on that first phase.

[01:28:17,260] right away.'

[01:28:20,520] And you wouldn't be knowing necessarily that that's potentially going to harm your city over a period of time as opposed to help.

[01:28:30,290] Because what—and I can't emphasize this enough, and that's why I'm—I'm so excited to be working with this group— is that we have an opportunity.

[01:28:42,840] To make what Boardman is thought about when people think about it five years from now.

[01:28:50,570] We're changing.

[01:28:52,060] The attitude and the perception of boredom.

[01:28:55,380] And that's why I say it's way more than just throwing up some apartments or townhouses.

[01:29:01,910] Some carnages.

[01:29:03,620] Um, how do we do that?

[01:29:07,060] It makes all the difference in the world.

[01:29:10,690] Because once that initial piece gets built, you can't sort of say, 'Oh, gosh,

we made a mistake there.'

[01:29:16,230] Let's erase that.

[01:29:17,710] And start over.

[01:29:19,340] That's how important this moment is.

[01:29:22,470] But if we do it right, and I can't.

[01:29:25,710] I'll never forget one of the first meetings you all invited me into.

[01:29:29,110] I was on Zoom.

[01:29:30,990] in Portland, and it may be.

[01:29:32,840] One of you here, it said.

[01:29:35,000] And you kind of went around the room and everybody said, 'What do you want to happen here?'

[01:29:40,290] And someone said, 'I want my kids to come back here and live after they get out of college because the town is so cool.'

[01:29:50,650] We have a much bigger exciting job in front of us.

[01:29:56,720] To tackle that.

[01:29:59,270] Which means that we need to think beyond just quickly doing somehow.

[01:30:04,570] So the way I work.

[01:30:06,930] is that I start to let the the town and the peripheral area.

[01:30:13,170] Start to talk to me and I've got the Sony Map which you're all familiar with, and it's only because we're right here.

[01:30:23,700] And you're going to see me later.

[01:30:26,120] Use some blue for commercial, orange for residential, purple for light industrial.

[01:30:32,210] That's pretty much.

[01:30:33,370] The only reason I have the self-esteem.

[01:30:42,660] And I'm starting.

[01:30:44,870] with one of the displays.

[01:30:47,680] And as I was doing this, was one of those aha moments that I've had over the last months.

[01:30:55,600] That caused me to understand.

[01:30:58,720] How dynamic this 20 acres piece of property is.

[01:31:03,010] And how it is surrounded by what I think of as on the periphery.

[01:31:10,090] That were this property to be the glue.

[01:31:13,590] It starts to bring these pieces together.

[01:31:16,490] It's like a I've said a number of times in presentations, if we do this right, it's like one plus one equals three.

[01:31:25,420] Added value.

[01:31:27,310] And the leveraging of what you have around that site, rather than turning your back on it, is embracing it because at the end of the day.

[01:31:37,160] But.

[01:31:38,240] Maybe you've got a village feel.

[01:31:40,620] Where people can walk.

[01:31:42,260] From their new home to the swim center to the daycare.

[01:31:47,390] Go plug in at the community college, go play on the equipment at the Sage Center.

[01:31:53,610] Walk all the way to the river.

[01:31:56,750] So what jumped out at me and I've got highlighted here.

[01:32:01,040] It's when this last segment of Boardman Road gets built.

[01:32:05,610] Ordman Road becomes the Boulevard.

[01:32:10,740] And this side of the freeway.

[01:32:14,070] And before I go.

[01:32:15,700] Any further.

[01:32:18,840] What you're going to hear me talk about, and I refer to it as the Columbia View District.

[01:32:25,410] I think it's going to be a view of property.

[01:32:28,290] And what's beginning to.

[01:32:30,420] and will begin to develop is that we've got a district happening here.

[01:32:34,990] And eventually we're going to have another one happen.

[01:32:38,520] right here.

[01:32:40,170] is sort of a tale of two towns.

[01:32:42,270] Okay.

[01:32:44,140] You want to think of it that way.

[01:32:45,880] I know there was a lot of studies.

[01:32:47,920] Don't start in North South.

[01:32:50,470] A lot of study last year in those workshops.

[01:32:56,140] And it was a super high percentage of people said they wanted the heart of Boardman to be right here.

[01:33:02,450] And that may ultimately happen.

[01:33:06,600] You're doing a lot of things over here initially that at least create the feeling that that's, for the first few years, where the art's going to be.

[01:33:15,950] So you may end up having a Town with Two Hearts.

[01:33:20,610] Okay.

[01:33:35,790] Peace.

[01:33:45,290] Got a new hotel that you're going to hear about later today right next door.

[01:33:50,320] He's got touristy kind of, I would actually.

[01:33:54,420] I'd flip it over.

[01:33:55,540] I'd say that.

[01:33:57,380] Thank you.

[01:33:58,020] And things that we're going to suggest here this may even enhance itself as the third side of a kind of an interesting combination.

[01:34:07,960] of tourism and new residents.

[01:34:10,620] You might feel like oil and water, but I think there's some ways to blend that.

[01:34:16,060] Where the grocery store, the hospital, the sort of day-to-day things I think are going to cause a whole new kind of district over here.

[01:34:28,109] So what I'm showing here is a linkage all the way from the daycare center, swim center, sage.

[01:34:36,070] down to the Columbia View Property, and this is the first time you've seen me.

[01:34:41,470] draw a dash line up to the property north of that or the urban renewal We're going to see a lot more of that here in a few minutes.

[01:34:49,980] And if we follow that all the way down, another huge asset right in the middle of this whole thing is the high school, city park.

[01:34:57,580] You turn, it's the path already identified that goes down to all the riverfront ideas.

[01:35:06,060] You know, I'd like to see Boardman be tree-lined with special tree plighting from here all the way to the river.

[01:35:14,970] Karen lives down there.

[01:35:15,950] What do you think about having that be a more major?

[01:35:19,320] Arterial.

[01:35:22,050] I think it's going to happen whether I want it or not.

[01:35:26,410] And the only reason I'm asking is because when you use the word arterial, a lot of automobiles.

[01:35:33,750] I see it as a pedestrian.

[01:35:37,410] A walkable problem.

[01:35:39,000] Because it's not real wide.

[01:35:40,080] I mean, I go down all the time and it's very.

[01:35:42,460] very narrow on street parking.

[01:35:45,530] Yeah, I know.

[01:35:46,440] All right.

[01:35:46,760] I don't think we're talking.

[01:35:47,970] Thank you.

[01:35:49,140] Thank you.

[01:35:49,340] Thank you.

[01:35:49,410] Okay.

[01:35:50,080] That's just more like it.

[01:35:52,430] Residential Boulevard that connects.

[01:35:56,670] Um so, this literally is, and you all know it, it's the colored-in area of Columbia View.

[01:36:05,540] city purchased uh, which way is north Gary?

[01:36:09,910] It was awesome.

[01:36:11,280] Earth is always up here.

[01:36:12,380] Okay, great.

[01:36:14,060] I'm just making sure.

[01:36:15,630] Oh.

[01:36:17,660] That this is about 17 or 18 acres, together with the rest of the city property, puts it at around 20.

[01:36:24,440] And so I'm I cautioned you that I'm going to be spending a lot less time talking about that and a lot more time talking about what happens.

[01:36:35,290] The perimeter.

[01:36:36,360] Periphery.

[01:36:37,810] And one of the first things that jumped out at me was: There was a whole lot of developable property, it appeared.

[01:36:46,210] Without knowing too much more about it.

[01:36:49,130] In and around this problem.

[01:36:51,320] So that.

[01:36:52,770] That sort of lit up all of my thinking and study and working over the years to say, 'It's kind of like if you imagined a A whole apple pie.

[01:37:04,320] And he took one slice out of it.

[01:37:06,880] And put that slice over here.

[01:37:10,000] And then all of a sudden put the slice back in.

[01:37:12,770] The whole pie feels complete now.

[01:37:15,830] And so, almost all of my work over the years— big and small, and all over the place— has been in what it's termed 'infill.'

[01:37:28,920] Definition of infill means that there's a blank piece of property.

[01:37:33,360] And it has neighbors all the way around it.

[01:37:35,360] The piece of pie analogy.

[01:37:37,590] You take out that blank piece of pie, there's a blank.

[01:37:40,550] They're waiting to be filled in.

[01:37:43,280] And fill the pie back in, all of a sudden the pie makes sense.

[01:37:47,160] And so I think you're planning that way of saying 'Take my blinders off.'

[01:37:54,270] And how do I become good neighbors and friends and leverage the advantages of the assets that are close by, and that's all the way back to that first chart I showed.

[01:38:09,300] Even how many aces or views.

[01:38:15,800] Things down there.

[01:38:17,500] I think it's nine.

[01:38:20,150] And it's really nice.

[01:38:22,480] Okay, so 20.

[01:38:23,080] I would say it's about that.

[01:38:24,240] So 20 gives us quite a lot.

[01:38:29,760] So.

[01:38:31,320] You're getting the picture now that we started from the waterfront to the daycare center.

[01:38:37,210] And I'm starting to zoom in.

[01:38:39,960] And I'm identifying these really important neighbors to the property.

[01:38:45,030] The school.

[01:38:46,820] Future Catholic Church and Fellowship Hall.

[01:38:51,510] I'm in rec center, daycare, safe center.

[01:38:57,940] RLN, I sit down once.

[01:39:00,180] Day hero.

[01:39:01,430] Few weeks ago.

[01:39:02,930] And went around every one of the periphery properties.

[01:39:11,860] Just so that I could get a feel for.

[01:39:14,860] What was the intended use, if there was one?

[01:39:18,360] Who might be behind it.

[01:39:21,310] What I'm planning out is something that's already.

[01:39:24,260] Up here in terms of a map.

[01:39:26,270] Number three.

[01:39:28,550] It's arbitrarily From the beginning, it started with the Sage-Oberfurt-Parkin model.

[01:39:34,720] We called that site number one.

[01:39:37,510] What you'll see in the map is what I've got up here, and then I've got a listing of every one of those, 1 through 18.

[01:39:44,290] Properties that I don't necessarily need to go through.

[01:39:47,520] All of them, but it identifies what we know about the edges of the property and pretty dynamic in terms of development, more of a tourist nature.

[01:40:05,269] Uh, potentially, along Front Street, I kind of see something about the hotel here in a few minutes, some major opportunities along here.

[01:40:14,410] I think with the Catholic Church, and I haven't been able to get my hands on any kind of projection of when that might happen, but that will be a significant activity that happens right in the middle of of what we'll call the Columbia View District.

[01:40:30,500] I do a quick check.

[01:40:33,040] I presume.

[01:40:34,850] YouTube.

[01:40:36,270] Know about each of these parcels, sort of plans for each of them.

[01:40:40,670] Want to check in.

[01:40:42,360] You know, Karen might.

[01:40:43,370] Because in council, it's like.

[01:40:45,500] Bobby, Jamie, Ricardo.

[01:40:48,060] I don't know that it's always common knowledge.

[01:40:50,860] As we go through one through 18.

[01:40:54,020] There are plans for a lot of these different parcels.

[01:40:57,180] Last meeting we covered.

[01:40:59,130] Much of it.

[01:41:00,740] I should have paused there to see if you had it.

[01:41:03,000] Thank you.

[01:41:03,910] Feel free to interrupt me anywhere along the way.

[01:41:07,520] Rolling.

[01:41:08,670] Well, can I ask?

[01:41:10,420] Is one of those streets were just doing the alley?

[01:41:14,030] Does it go through the Catholic Church?

[01:41:17,730] It's adjacent to it.

[01:41:19,690] That's right.

[01:41:21,540] The Catholic Church dedicated.

[01:41:24,260] I want to say 10 feet and then the city dedicated.

[01:41:28,460] But is it going, are we building it through there right now?

[01:41:31,580] Yes, it's kind of already cut through.

[01:41:33,840] Okay, that's okay.

[01:41:35,260] So they kind of have two pieces of property.

[01:41:39,310] No.

[01:41:39,570] No.

[01:41:40,360] They don't own across the other side.

[01:41:42,550] So.

[01:41:43,380] Their tent fee was at the southern edge of their property.

[01:41:46,840] Would I be correct right here?

[01:41:50,420] Yeah.

[01:41:51,720] So does it go through the Catholic property?

[01:41:53,500] It goes along the southern edge of the Catholic property.

[01:41:56,720] That's right.

[01:41:57,450] Because when I saw that street, I wasn't quite sure.

[01:42:00,250] Because the BMCC, well, the Good Shepherd building and then the incubator building, would be on the south side.

[01:42:07,750] And they all sit between the front and the alley.

[01:42:11,240] Yeah.

[01:42:12,050] I just wanted to make sure that.

[01:42:13,940] We're splitting up again.

[01:42:16,640] Well, and I didn't want them to exit.

[01:42:20,340] So what it provides to the Catholic Church for their development is frontage

on third.

[01:42:28,180] Thank you.

[01:42:28,910] And their second emergency access on second via the alley.

[01:42:35,290] And then they still have the parcel that does connect to Ormond Avenue.

[01:42:40,350] And they've identified that as a potential access.

[01:42:43,610] Planning's initial reaction to that was no.

[01:42:45,750] We don't want to run their traffic flow into a residential area.

[01:42:51,890] We want to run it closer to the front.

[01:42:54,440] Yeah.

[01:42:55,050] But you could potentially get there from third.

[01:42:59,280] Yes.

[01:42:59,820] Off the board with that.

[01:43:02,200] Off of Portman.

[01:43:02,860] You would actually want them to go Front Street to 3rd, but you might go Portman Avenue to 3rd.

[01:43:07,080] Right.

[01:43:07,560] You could go Front and Portman to get to 3rd.

[01:43:10,780] Yes.

[01:43:12,450] Again.

[01:43:14,770] No, not at all.

[01:43:15,550] Please.

[01:43:17,880] Just a little flash here.

[01:43:19,580] We're talking.

[01:43:22,270] Oh.

[01:43:24,060] to draw your attention back to this style.

[01:43:27,650] comes in and focus on that.

[01:43:29,300] the immediate area that we're all looking at and the importance of important.

[01:43:36,240] you're touching all of these assets.

[01:43:39,430] You see me drawing arrows into.

[01:43:42,690] I'll be a few.

[01:43:44,120] over here and I'll show more of that in a little bit.

[01:43:47,920] Uh, an arrow into the cath or connection to the Catholic Church property there probably would be another one here.

[01:43:54,840] You know, in a Thank you.

[01:43:58,230] I've made a bit of a out of 50 historic villages.

[01:44:03,390] Yeah.

[01:44:04,080] Have the good fortune to travel to do that.

[01:44:07,310] They always had a church at the center.

[01:44:10,850] If you think about this as the Columbia View District that we're talking about, as opposed to the Columbia View property.

[01:44:18,800] We've got a swimming room center, a daycare, a safe center.

[01:44:24,420] We draw a school.

[01:44:27,420] And the church— we have all the makings.

[01:44:29,740] I want you to really embrace the idea that we're building a village.

[01:44:35,570] A little bit of housing on on a sagebrush piece of rock.

[01:44:41,410] I don't come away with anything more than that today.

[01:44:44,330] That's a big deal.

[01:44:47,920] Oh.

[01:44:51,740] Along the way, and I wouldn't normally—uh, you know— present this.

[01:44:57,510] I'm presenting on cardboard today because I want you to know that.

[01:45:02,120] One week off, the drawing board will eventually do PowerPoint.

[01:45:06,500] Shows and have big fancy drawings, but These are things that I literally worked with.

[01:45:11,920] Daily right now when I'm working on this and again working with Carlin and Junior.

[01:45:17,390] I was able to get the construction information I needed from all the groups that are how to develop.

[01:45:25,270] No. Terrible. Oh.

[01:45:29,620] Correct me really quickly.

[01:45:32,680] You're going to see some planning ideas I have where this piece of alleyway that's about to be constructed might want to continue on all the way through to ports.

[01:45:43,750] Bye.

[01:45:44,470] All of this stuff is.

[01:45:46,330] It's fresh with a paintbrush.

[01:45:49,480] Not not being uh firmly decided.

[01:45:53,250] When I mentioned.

[01:45:56,390] You know, from a development standpoint, there are.

[01:45:59,780] Photography there aren't a lot of issues in through here even though tight brains to a low point here.

[01:46:06,480] When it gets down to also You're all.

[01:46:09,530] This shot.

[01:46:11,300] Thank you.

[01:46:12,540] That's an issue.

[01:46:15,270] One of the ways that thinking about it and it actually got portrayed in the layout that uh they Bye.

[01:46:25,590] collaborator of ours worked with the city to help them.

[01:46:28,970] Determine whether to build the property or not, and I collaborated on design idea where we build a new platform at the elevation of the sidewalk also.

[01:46:38,760] And create new real estate.

[01:46:41,320] Because right now we've got activities happening along the East Side of of Olson.

[01:46:48,010] Thank you.

[01:46:48,450] They'd be a lot healthier if we had some other activities happening along the west side of holes.

[01:46:53,150] To do that, we have to build a platform out here.

[01:46:55,890] And guess what happens?

[01:46:57,150] With a little more excavation, we have the ability for a ton of covered parking.

[01:47:02,350] That would serve both as retail as well as activities.

[01:47:06,170] And some of the things I'm going to show you.

[01:47:10,220] All of them.

[01:47:11,610] Especially if you do carbon parking with solar panels.

[01:47:14,980] A whole bunch of things.

[01:47:17,100] Okay.

[01:47:17,940] Um.

[01:47:24,340] Thank you.

[01:47:27,780] Previous plan I brought along.

[01:47:30,410] Just, I don't know.

[01:47:32,390] To what extent you all.

[01:47:34,020] Thank you.

[01:47:35,320] Saw that at the time.

[01:47:36,500] I assume you had some knowledge of that, but this was the layout.

[01:47:40,320] That was done and quantified and helped build the case for the city.

[01:47:45,630] Purchase this property.

[01:47:46,650] And so it was a plan.

[01:47:52,000] Uh.

[01:47:52,140] Showing several kinds of residential, a nice open public park in the middle.

[01:47:58,320] Some townhousing along the north side.

[01:48:02,170] Of Boardman Avenue.

[01:48:04,280] Some new retail activity facing Olson.

[01:48:07,740] and then it's kind of if you think of this as two layers here, then we're showing maybe like food carts down at the lower level and then a series of steps.

[01:48:16,740] down to the kind of focal point of this layout.

[01:48:21,430] Just as a reminder.

[01:48:23,650] This is an old plan that was done.

[01:48:27,910] in part to help whether or not to buy this property.

[01:48:33,170] It was just a what is possible.

[01:48:34,670] Thank you.

[01:48:41,200] Bob had a previous one that looked like that.

[01:48:43,600] It was similar, not exactly that.

[01:48:47,310] Well, I just was thinking that if he comes, and you're using.

[01:48:54,470] It's not yours.

[01:48:56,260] I just don't want.

[01:49:00,490] you're Thank you.

[01:49:00,800] Thank you.

[01:49:04,980] Thank you.

[01:49:06,310] Sometimes I I rely on my own assumptions and I have to make sure that.

[01:49:13,640] I'm bringing everybody along.

[01:49:15,020] This was done just for the purposes of being able to quantify that you could get this amount of housing.

[01:49:22,330] At this amount of either rental or purchase/ sale number.

[01:49:25,500] That justified the city spending the money they spent to buy the Forget it.

[01:49:31,830] So how many residents or things did you have?

[01:49:34,290] About 300.

[01:49:37,500] And change.

[01:49:38,850] Of different kinds of houses.

[01:49:40,130] Okay.

[01:49:41,110] Three-story walk-up apartments you see here.

[01:49:43,890] Quite a bit of that.

[01:49:45,990] Um Now at that time.

[01:49:53,820] We were making a strong connection right here back towards the Sage Center.

[01:49:59,440] Already this plan was starting to recognize that maybe there was some symbiotic relationship.

[01:50:05,360] Between what's happening over here on Olson and the other side of the street.

[01:50:10,000] That was a pretty hit, but we weren't really.

[01:50:12,970] suggesting linkage in any of the other directions.

[01:50:19,640] swole uh a little drum roll now as I could do.

[01:50:36,730] Well, let me quickly say what.

[01:50:40,900] and This is taking on more of the appearance of a zoning plan than an isolated building.

[01:50:47,780] but it's showing an attitude about what goes.

[01:50:52,220] How we do it and what it looks like is.

[01:50:55,830] A few weeks away.

[01:50:58,010] Let me remind you that this caller is residential.

[01:51:01,910] This is commercial and retail.

[01:51:03,590] Here is the layout of the hotel.

[01:51:06,570] plan program.

[01:51:07,530] sites two and three.

[01:51:11,240] Rain is a big park space in the middle.

[01:51:14,140] colored in these assets.

[01:51:18,190] Any.

[01:51:19,290] Let me pause on that.

[01:51:20,230] Any clarification or comment on?

[01:51:24,200] that organization.

[01:51:25,180] It's Good.

[01:51:27,220] I'd like to think that it's starting to.

[01:51:30,170] look coherent.

[01:51:32,720] and starts to tell a story that there's housing built around the public park.

[01:51:38,240] It starts to be touched with some.

[01:51:42,139] retail, it's being banded appropriately on these edges by more commercial and retail activity.

[01:51:50,540] This suggests some smaller retail.

[01:51:53,440] kind of village itself up at the elevation of Olsen Road and then we come down this large wonderful cascading stair.

[01:52:02,030] down to the residential neighborhood.

[01:52:05,190] Well, the question I have is, rendering those no implications of what would be north of Boardman Avenue due to face that's not.

[01:52:19,260] Never mind.

[01:52:19,660] I got ahead of myself.

[01:52:20,680] Don't, don't, because I got ahead of myself.

[01:52:22,600] I didn't see it through a magic window.

[01:52:24,440] You and I talked about this.

[01:52:25,880] I told you at this point, you were supposed to ask that question.

[01:52:31,640] You're barreled through the door.

[01:52:34,230] He degraded to his— And there it is.

[01:52:39,850] I don't think it could have been.

[01:52:48,980] How this neighborhood could Redouble it so.

[01:52:53,690] On the other side of the street, I want to caution.

[01:52:58,310] This is the first time anybody has seen this.

[01:53:01,920] It's the first time Carla has seen this.

[01:53:05,130] This isn't the end.

[01:53:06,770] It's not the beginning of the end.

[01:53:08,960] As Churchill said, maybe it's the end of the beginning.

[01:53:12,670] We're going to have a lot of more options to look at, the more feedback that we get.

[01:53:19,490] All my moves going forward now are going to be very much dependent on.

[01:53:24,370] Somebody texting me, emailing me, calling me, and in meetings, say, you know, what about this?

[01:53:32,500] So I can't help myself when I'm thinking of something in a larger context and what it might be.

[01:53:39,300] To show.

[01:53:40,410] How makes it lay out?

[01:53:44,850] Years from now.

[01:53:48,840] And hopefully, what it looks like is something that, when part A got joined to part B, it felt like a complete village neighborhood.

[01:54:02,470] I was.

[01:54:02,940] Green spaces.

[01:54:04,510] Big sparks.

[01:54:08,010] And that's Columbia.

[01:54:09,210] The street at the top of your is Columbia.

[01:54:14,570] Yes.

[01:54:14,870] Yeah, that's Columbia. And Olson.

[01:54:17,610] Thank you.

[01:54:18,910] All right.

[01:54:19,430] job over 30 or if it's going through, I mean, these are all assumptions.

[01:54:26,940] Even some of these things I could have just as easily had a diagram here that showed residential going all the way back to Columbia View.

[01:54:38,550] That's worth discussing at some point.

[01:54:41,600] I thought it might make more sense since zoning now still shows a large cloth of light industrial here.

[01:54:49,600] White industrial uses here.

[01:54:52,050] Already that this plan, at least for the talking purposes at this moment.

[01:54:57,670] Or the next one which.

[01:54:59,050] Very good.

[01:55:00,470] Shows a way of combining light industrial, residential park space, and retail.

[01:55:06,440] The only new retail.

[01:55:08,430] Here is taking advantage of this corner, which probably wants to be retail instead of residential.

[01:55:16,770] Where's the grocery store in the new location for the Ace Home Hardware?

[01:55:23,890] Wherever we end up thinking it's the best place for it to be.

[01:55:29,650] A lot of brief to answer that there.

[01:55:33,060] Cure.

[01:55:33,970] That can be combined into one grocery store.

[01:55:37,050] Yeah.

[01:55:38,840] That's the kind of question that will help inform the next answer.

[01:55:43,220] I haven't started to think it.

[01:55:46,350] Any of these as being a particular use yet.

[01:55:49,610] I'm saying.

[01:55:52,060] So.

[01:55:52,900] This is suggesting that some kind of Commercial retail in blue happens here.

[01:55:59,580] It could just as easily go all the way up Olsen.

[01:56:03,670] There will be.

[01:56:05,190] Eight or nine or ten more births.

[01:56:08,880] But we all, as a group, decide.

[01:56:12,320] This is the one we want to hang our hat on.

[01:56:15,090] So when do we start talking to the cemetery?

[01:56:20,150] Brandon has tried.

[01:56:21,910] It's going to take some real concerted effort.

[01:56:24,440] Um.

[01:56:25,520] My understanding is, and I've not talked to them.

[01:56:28,760] My understanding is they have no intention of doing anything other than continuing to lease the land at an undervalued rate.

[01:56:36,980] And not making it.

[01:56:39,950] Pretty.

[01:56:40,670] The whole thing.

[01:56:42,630] The cemetery owns that Old Northern.

[01:56:45,920] All urban growth.

[01:56:47,020] We don't know how many of you are here.

[01:56:52,810] That's something to think about.

[01:56:55,270] Is that um folks.

[01:56:58,880] Often don't.

[01:57:01,020] They don't see a future.

[01:57:03,050] For um land that they know or control or own.

[01:57:09,040] Uh, because they often.

[01:57:11,810] Think of it in isolation.

[01:57:12,870] It's sort of like what Gary said, the opposite of what Gary said.

[01:57:17,070] Gary's saying the city owns a piece of dirt.

[01:57:20,720] It is our charge.

[01:57:22,910] To master plan that piece of dirt.

[01:57:26,510] However, This.

[01:57:29,710] District, this Columbia View District.

[01:57:32,730] Frankly, is a better asset for the city.

[01:57:36,880] If it's all thought about.

[01:57:39,580] In the context of.

[01:57:41,690] Of everything.

[01:57:42,620] Right?

[01:57:42,840] You have an asset that is the high school.

[01:57:45,520] That kind of feels like it's far away.

[01:57:47,280] It's not.

[01:57:48,170] It's like a couple blocks.

[01:57:50,520] Sage Center is right across the street.

[01:57:53,590] I would.

[01:57:55,110] It's sometimes folks.

[01:57:57,810] Who have not been part of a larger visioning strategy.

[01:58:01,590] When they are invited to become part of that strategy, they'll bring some very real concerns and very real challenges about land, but they will start to participate.

[01:58:12,270] That's why I brought it up.

[01:58:13,940] Mm-hmm.

[01:58:15,190] And Karen's probably the only one here who essentially remembers, but.

[01:58:18,140] Ace Hardware was there.

[01:58:20,560] Really, that's what before my time.

[01:58:22,510] Yeah, yeah it's a yeah it's where it's where the CID buildings that now used to be.

[01:58:27,220] Yeah, that building next to it used to be.

[01:58:29,220] It was an Ace Hardware, but it was a hardware store.

[01:58:32,220] Wild Bills.

[01:58:33,440] Lumberyard.

[01:58:34,240] Lumberyard.

[01:58:34,620] It was Wild Bills.

[01:58:36,470] Yeah.

[01:58:37,330] So this is, as Gary keeps pointing out.

[01:58:40,590] This isn't real.

[01:58:42,170] No problem.

[01:58:42,870] Not really much of it.

[01:58:45,280] The roads in the hotel are.

[01:58:47,020] Thank you.

[01:58:48,520] Thank you.

[01:58:50,660] Okay, what I really like about it is that he's thinking of a vision.

[01:58:56,040] We're not.

[01:58:56,920] Yeah.

[01:58:57,700] Okay.

[01:58:58,470] That's how visions start.

[01:59:00,800] You draw something and you go.

[01:59:03,030] Man, you got a lot of parking space there.

[01:59:04,470] I can't afford that.

[01:59:05,830] But anyway, you know, I mean.

[01:59:08,260] And like I say, Drag the cemetery.

[01:59:12,090] in here sometime or another.

[01:59:14,740] and say, you know, Have you forgot?

[01:59:19,770] when we formed the north urban renewal that you were part of that I mean they took a lot of that property I think that the cemetery and the expansion area is in the

north. Yeah. So.

[01:59:44,970] A really strong conversation with them.

[01:59:48,040] Because a lot of that is crappy looking stuff.

[01:59:51,430] Beyond crappy looking.

[01:59:52,610] And there's probably some brownfield issues in there.

[01:59:56,550] Oh, for sure.

[01:59:58,970] Yeah, there's a There's a lot of headaches.

[02:00:03,260] I'll be quiet.

[02:00:04,930] Part of the reason I Oh.

[02:00:09,900] Thank you.

[02:00:09,640] Thank you.

[02:00:09,890] The.

[02:00:10,350] No but I'm glad you did that.

[02:00:13,720] Just to give me the advice.

[02:00:15,800] I'm a fisherman, so you know.

[02:00:24,980] Good.

[02:00:27,320] saying, hey, I saw a diagram today that kind of looks like it did when the city bought the property.

[02:00:35,980] This probably isn't ready for public consumption.

[02:00:38,610] Yeah.

[02:00:41,010] Yep, my point.

[02:00:43,020] Oh.

[02:00:44,990] It's making some presumptions that are beyond.

[02:00:50,460] The collective group, including Carla and Brandon and Stephanie.

[02:00:55,200] The whole group to say, 'Well, we've been, you know, steaming behind the schemes and now we're ready.'

[02:01:02,660] You're welcome.

[02:01:04,750] But thank you.

[02:01:08,800] You just hang out.

[02:01:10,670] And.

[02:01:12,120] Would you agree that I mean, I didn't make coffee to this.

[02:01:17,420] Thanks.

[02:01:20,170] We don't need any input.

[02:01:22,720] And so I can't get my Well, I know you've got a photograph.

[02:01:30,050] You can start.

[02:01:31,130] That's something you're really lucky.

[02:01:33,080] Thank you.

[02:01:33,810] Um, but I do think sooner or later you all are going to leave with the notion of 'What this.'

[02:01:44,040] some version like that.

[02:01:46,350] Good day.

[02:01:48,470] And why that is going on.

[02:01:51,510] Okay.

[02:01:52,220] I don't.

[02:01:53,350] I'm looking for something he doesn't have.

[02:01:59,660] What we do here is going to be making gestures.

[02:02:03,780] Or it's a future linkage to the North.

[02:02:07,710] The other plant didn't do that, that I brought up.

[02:02:12,220] And that's the kind of thing we need to be thinking about is that.

[02:02:15,790] I mean, you know, to repeat myself.

[02:02:18,460] You want dip?

[02:02:20,150] Assuming that some version of this could happen in the future.

[02:02:24,350] We're making gestures.

[02:02:26,430] For.

[02:02:27,290] How that might go.

[02:02:28,840] For it.

[02:02:29,680] And what's the urban renewal planning here?

[02:02:32,300] I think so.

[02:02:33,220] 15 or 20.

[02:02:35,670] Can I hijack your meeting for just one second, Gary?

[02:02:38,900] We'll get started.

[02:02:39,910] Okay, I need like three minutes.

[02:02:42,440] No, I'm a planner.

[02:02:43,260] I can't.

[02:02:43,760] Sure.

[02:02:46,220] I'm gonna borrow this one for a sec.

[02:02:49,190] I want to invite you all to come to the court tonight between 5 and 7.

[02:02:55,350] It is an open house related to comprehensive plan and development code

update.

[02:03:00,890] And tonight we will be introducing our confidence.

[02:03:06,030] And.

[02:03:07,470] It was a very nice conversation.

[02:03:10,370] I'm on the school.

[02:03:11,920] month ago or so.

[02:03:14,300] That had me sit down with the consultant team that's helping us on that project and say, 'Look, from about here, we have a port office and a hotel and a residential development that is struggling.

[02:03:28,630] Through this property, through the cemetery property, and down to here.

[02:03:34,010] Freeway.

[02:03:35,060] Please include things along the east side of Olsen between Colombia and France.'

[02:03:44,440] We need to create a zoning district here that encourages commercial activity like hotels and restaurants.

[02:03:53,030] has great community parks, has a mix of residential, and I want to say, mixed-use residential.

[02:04:00,830] So you have a commercial or an office opportunity on the main floor.

[02:04:05,800] And you go to the second and the third floor and you can transition either from commercial to office to residential or just office.

[02:04:12,990] Residential.

[02:04:15,240] But it's a vision that we've tried to incorporate into zoning for that area.

[02:04:19,960] Of course, we're also focused on the zoning here around what we've identified as the heart of Boardman.

[02:04:25,830] And that's where the community said.

[02:04:29,310] That's where we see. downtown.

[02:04:32,840] But I think that the growth that Boardman has experienced over the past ten years, given that I don't see an end to that in the near term, unless the governor gets her ways and shuts down data centers.

[02:04:47,380] Hello.

[02:04:48,120] But I think that growth continues.

[02:04:50,720] And I think that there's no reason to focus on.

[02:04:55,200] on on a single commercial center.

[02:05:00,190] I think we have the ability, with a growing community, when we're world.

[02:05:05,200] work.

[02:05:07,240] we're at 8,000 people and that's not going to stop.

[02:05:09,660] And so I really, if any of you are in town and have an interest, please come by the port.

[02:05:14,760] It's between five and seven.

[02:05:16,120] It's an open house.

[02:05:17,670] You can wander through.

[02:05:18,610] You can take a look.

[02:05:19,370] There'll be a number of boards.

[02:05:20,770] The consultant team and staff will be there.

[02:05:23,010] We'd love to have you.

[02:05:25,010] One.

[02:05:26,310] For the open house, I don't know.

[02:05:28,610] That's a little harder to do.

[02:05:31,070] We do have a PAC meeting this afternoon at 2.

[02:05:34,880] and there will be a digital option for that.

[02:05:38,340] Yes.

[02:05:38,620] Gotcha.

[02:05:39,840] So now my turn to digest.

[02:05:42,330] So uh, I beat you.

[02:05:44,490] Yeah, you sure did.

[02:05:45,650] So um, Bob, welcome.

[02:05:48,770] You are uh, this is uh, a bunch of the housing committee and we have two members on zoom today.

[02:05:56,810] And.

[02:05:57,450] What this committee is charged with in part.

[02:06:00,380] is thinking through housing issues writ large across board.

[02:06:05,090] And one of the first places that this committee is focused on is what we call the Columbia View.

[02:06:11,390] Fuck.

[02:06:12,160] which backs up against your proposed hotel.

[02:06:15,180] and it's Generally the pink stuff.

[02:06:19,220] above the numbers down.

[02:06:21,390] Thank you.

[02:06:22,220] And so what Gary was just walking us through.

[02:06:24,970] is like the, you know.

[02:06:28,500] Good.

[02:06:29,170] It's even before a first draft.

[02:06:31,030] It's like the negative five draft, right?

[02:06:33,410] What could a vision be?

[02:06:36,160] or a larger district.

[02:06:37,520] Of course, the site.

[02:06:39,230] the city owns is roughly Roughly this.

[02:06:43,550] But Gary.

[02:06:45,370] who is the consultant and architect we've hired to do this work.

[02:06:50,650] It's like, look, we are surrounded by assets on every side.

[02:06:54,710] Some of them are built up assets.

[02:06:56,490] Some of those assets.

[02:06:58,750] I'll see you.

[02:06:59,580] This is Siyam.

[02:07:03,550] some of this is Thank you.

[02:07:06,520] Lots is not.

[02:07:07,780] But back to this drawing.

[02:07:13,590] Bye, school.

[02:07:15,340] Subculture, Catholic Church, these are.

[02:07:18,680] These are all contributors to this property and vice versa.

[02:07:22,340] And the more we leverage off of the assets.

[02:07:27,020] I'm thinking from a pedestrian way, and then You know.

[02:07:31,580] Coordinate those through the year past the high school and eventually all the way to the water.

[02:07:38,750] He's pointing at stuff we can't see.

[02:07:39,990] That's okay.

[02:07:41,400] So he was describing Boardman.

[02:07:43,120] I also found it planted.

[02:07:45,350] Sure.

[02:07:47,070] So right behind the hotel there's a green space and what what is that up in here yeah.

[02:07:51,810] So again, screen.

[02:07:59,440] Thank you.

[02:07:59,540] Thank you.

[02:08:00,090] Thank you.

[02:08:00,890] Blue commercial Good.

[02:08:03,130] Light industrial areas that would be a pedestrian pedestrian walkway to a park— you know.

[02:08:25,740] You don't have to stand up.

[02:08:30,120] The road is closed.

[02:08:33,120] You know, is that what we're talking about?

[02:08:35,890] Happen.

[02:08:36,170] It's my notion of extending the alley the city is out to build and stub out at third.

[02:08:43,730] Yeah, and if that kept coming.

[02:08:45,860] And you see, with this bigger piece of property.

[02:08:49,670] And I'm making some other broad assumptions.

[02:08:51,630] Thank you.

[02:08:52,540] Excuse me, I'm down here.

[02:08:53,820] Right.

[02:08:54,720] But.

[02:08:55,240] Um.

[02:08:56,250] You know I've got to get some vehicular circulation going.

[02:09:00,000] Of kind of imagining, if this alley you might be able to use that as a servicing layer for your hotel.

[02:09:07,780] As Wei is beginning to access some parking.

[02:09:10,950] For this residential happy.

[02:09:18,210] Thank you.

[02:09:18,310] Probably a good idea.

[02:09:20,990] Heavy.

[02:09:21,470] Housing.

[02:09:26,160] How's it going?

[02:09:28,260] Yeah, I was going to say, okay.

[02:09:30,460] Yeah.

[02:09:31,730] What kind of housing I would think.

[02:09:33,550] You know, family homes, multiple.

[02:09:35,370] Talking more multi-family either uh walk-up apartments or town housing or In that it's in the kind of So.

[02:09:48,890] As opposed to being more on the periphery.

[02:09:51,570] We'll find that the housing here will be one or more kinds of multifamily.

[02:09:56,350] Okay.

[02:09:57,040] It's currently zoned multifamily.

[02:09:59,250] Thank you.

[02:09:59,720] So as we do our zoning project and kind of move through this, we're probably going to retain a higher density factor in this area.

[02:10:10,300] That's my next question.

[02:10:12,540] And the lot size, any idea?

[02:10:15,140] Well, I think when you look at a multifamily, lot size becomes irrelevant if you look at putting single-family in that multifamily.

[02:10:23,310] I think you're looking at lots of ice.

[02:10:25,690] Karen, take a breath.

[02:10:27,620] I think you could get down to 35 to 45 hundred square feet.

[02:10:32,540] And if it's, well, and cottage cluster though, but cottage clusters are not usually independently owned lots.

[02:10:38,380] Not usually.

[02:10:41,230] The first time we've mentioned Friday's Cluster.

[02:10:44,100] Other than that.

[02:10:45,300] Showed reference to it on that.

[02:10:47,260] Number of shades.

[02:10:48,470] The area that we're looking as a starter one in the near future potentially is right here. Thank you.

[02:10:54,480] That's where the skate park currently sits, if anybody needs a reference.

[02:10:59,040] Be honest.

[02:11:01,020] As I said at the beginning, none of it's real.

[02:11:03,630] No.

[02:11:04,300] It's all just very preliminary.

[02:11:06,630] And to start thinking.

[02:11:07,980] Yeah.

[02:11:08,740] So welcome to the housing committee.

[02:11:10,260] Thank you.

[02:11:10,950] Um, we meet every month and Brandon had asked if uh, it would be okay for you to come in and tell us your projects.

[02:11:20,250] You were.

[02:11:20,870] Right, so we have the hotel dome.

[02:11:24,230] Can you introduce yourself?

[02:11:25,050] My name is Bob.

[02:11:26,430] We currently own the Sleep Inn.

[02:11:29,290] Um, on Runs free.

[02:11:32,840] And then we're going to be the other side of the street with the next hotel so it's going to be a Wood Springs Suite.

[02:11:38,680] Yeah, it's 84 unit. Oh. Restoring.

[02:11:42,040] Restoring.

[02:11:45,340] or intention is from a conversation.

[02:11:49,970] Brandon.

[02:11:51,500] put a 10 inch weight next to the next lot over.

[02:11:55,700] would be the next project.

[02:11:57,510] To the west, correct?

[02:11:58,570] Yeah.

[02:12:01,170] Thank you.

[02:12:04,280] And they usually are open 24 hours.

[02:12:07,100] I don't know how well we do with that.

[02:12:09,960] date.

[02:12:10,590] right off the freeway you'd be surprised typically typically they want 15 ,000 plus population count.

[02:12:20,100] But I think I think we can.

[02:12:21,830] Talk to me.

[02:12:22,910] When you take the city of Boardman population and you add the workforce population, we're not very far.

[02:12:30,250] So I think it's, it's, it's.

[02:12:34,300] one of the partners that owns Denny's over in Hermiston.

[02:12:37,180] So we can leverage that.

[02:12:39,750] Which is cool.

[02:12:41,110] A rough area in Harveston.

[02:12:43,530] It's the location there.

[02:12:46,250] It is.

[02:12:47,050] I mean, I see it potentially at some point growing up in that area.

[02:12:51,120] would work.

[02:12:51,520] But right now, it does good.

[02:12:53,260] Yeah, he does pretty well, actually.

[02:12:54,480] It really complements the hotel that he does.

[02:12:56,620] And I think you also have the Walmart distribution center, which helps a lot.

[02:13:03,090] And it's kind of real close to that 200-plus space RV that's going in at EOTAC.

[02:13:10,570] Yeah.

[02:13:11,030] Well, that's a contentious.

[02:13:12,850] Yeah.

[02:13:16,870] Yeah.

[02:13:17,330] I'm just saying it's kind of a captured audience that will want and need food service.

[02:13:23,770] And I did talk to Brandon about.

[02:13:26,910] You know, maybe the next phase would be housing for us.

[02:13:31,420] Close to us.

[02:13:32,670] We'll have people there.

[02:13:33,610] The management would be easy for us.

[02:13:36,160] And we like working with city boardmen.

[02:13:38,900] Carla sometimes can be really tough.

[02:13:40,840] It's okay.

[02:13:42,270] You know we're glad to know that I'm kind of tough.

[02:13:44,790] Yes, no.

[02:13:45,030] She's not.

[02:13:45,270] She's really tough.

[02:13:45,630] She's not kind.

[02:13:49,090] But we've managed, you know.

[02:13:51,250] Get around it.

[02:13:52,480] Um, but yeah, we, we, we have liked our presence in city boardman.

[02:13:57,200] But to work with and see a bright future actually for City Board.

[02:14:01,570] And partnering with ourselves.

[02:14:03,800] Ellen.

[02:14:04,680] You're still here and that's a plus.

[02:14:06,120] And I'm planning on doing more stuff here.

[02:14:08,320] So, good.

[02:14:10,920] How can we help?

[02:14:12,980] Well.

[02:14:13,660] Boom.

[02:14:14,570] So.

[02:14:16,580] Know how much you know what Brendan talked to me about.

[02:14:22,280] Thank you.

[02:14:23,850] Thank you.

[02:14:25,130] I didn't even see it.

[02:14:26,530] Boom.

[02:14:27,240] He did not want to do that.

[02:14:29,890] Um, So I know city of Arlington.

[02:14:32,710] Conversation with Brandon Cillio.

[02:14:35,170] Arlington had attracted a some kind of business to come in with some
What's the grant, Brandon?

[02:14:46,230] I think we're going to put it in the spot.

[02:14:48,720] Um, Thank you.

[02:14:54,970] But then he's in.

[02:14:56,540] I don't know the details of their program.

[02:14:59,160] He was the one who talked to me about it briefly.

[02:15:03,000] This is Arlington.

[02:15:04,340] City of Arlington.

[02:15:05,100] We can ask.

[02:15:05,830] We.

[02:15:06,290] We'll figure it out.

[02:15:06,970] Yeah.

[02:15:07,560] Oh.

[02:15:08,700] So I'd like.

[02:15:09,850] We would like to acquire that lot.

[02:15:12,350] Get going on it because we will break ground on the first as we speak.

[02:15:16,620] On that hotel.

[02:15:18,610] And that time is money.

[02:15:20,720] Yeah.

[02:15:22,730] This is wonderful.

[02:15:25,530] We got a lot into it.

[02:15:28,380] We just had that discussion in the last.

[02:15:30,980] So.

[02:15:31,100] Yeah.

[02:15:31,740] He keeps playing more and more.

[02:15:34,220] I haven't asked for anything else.

[02:15:37,900] So yeah, I mean.

[02:15:39,870] Thank you.

[02:15:40,070] I think that looks like, especially if we get high density housing, the green space would be really really helpful.

[02:15:46,380] Especially if you have crossed the street, you know, with young children.

[02:15:49,590] And then you have the What's the other one there?

[02:15:55,000] The rec center.

[02:15:56,040] The rec center.

[02:15:56,760] You know, easy access for young families just to walk across.

[02:16:01,030] And obviously you need some kind of food service and other.

[02:16:04,710] So it was just.

[02:16:05,810] It's going to have to fill in the spaces.

[02:16:08,290] So the park master plan that we adopted back in January identifies this quadrant of Boardman as approaching what would be called a park drought.

[02:16:19,800] As we sell those properties along, you know, we're going to move the splash pad.

[02:16:24,920] We're going to reload.

[02:16:29,370] And with that, that means there's no park.

[02:16:31,530] There's a playground at the Sage Center, but there's no park in this area.

[02:16:35,530] Right.

[02:16:37,280] A planning requirement based on the parks master plan for this development will be at a minimum, a community park, which is, you know, acre, acre plus.

[02:16:47,090] So Gary's overdone it.

[02:16:51,660] Thank you. Bye-bye.

[02:16:55,049] So one thing that this committee then entertains is, you know, proposals for how this committee might then influence city council.

[02:17:04,350] Okay.

[02:17:04,629] And sometimes that's, we just had a whole hour and a half about different tools that the city could use.

[02:17:12,180] Potentially to facilitate the development anything.

[02:17:15,639] Thanks.

[02:17:16,040] Right.

[02:17:16,559] But if, you know, if everyone collectively thought this was the right fit for that part.

[02:17:22,420] Parcel.

[02:17:23,180] Well, especially if you're talking to me about hiding.

[02:17:26,610] Which really has no yard for young families.

[02:17:29,660] Thank you.

[02:17:35,969] Right, I mean it's quite a process.

[02:17:37,830] Just walk over, you know.

[02:17:40,320] Uh, and then you know, the other facilities there.

[02:17:43,230] One of the things I can suggest is, like you and I should chat offline and think about what the needs of your proposed project are.

[02:17:53,170] And then, different ways this committee and then help.

[02:17:56,930] Meet those needs.

[02:17:59,990] I really wasn't prepared as to what we're going to talk about today.

[02:18:03,170] So it's just all new to me.

[02:18:07,049] We don't know what we're going to.

[02:18:08,240] Okay.

[02:18:09,809] Um, But so far their process has been.

[02:18:13,799] Um, Good ideas.

[02:18:15,480] Yeah.

[02:18:16,290] Different comers, whether that's from us or from a different housing innovation.

[02:18:21,260] Or from you.

[02:18:23,340] And then we can sort of craft some different proposals to bring back to this committee.

[02:18:29,129] Right.

[02:18:29,750] And then they recommend, ultimately, the cost of housing is.

[02:18:35,410] Enormously high everywhere, right?

[02:18:37,750] So that's this.

[02:18:39,100] We have to think about how do we to mediate some of that.

[02:18:43,930] That's it.

[02:18:44,280] They think about that's their entire purpose.

[02:18:46,420] So if you think about building anything.

[02:18:51,490] There's obviously fees involved with the city.

[02:18:54,540] Bye.

[02:18:56,629] And that could be up to 10, 15% of cost.

[02:19:00,730] Um, The building costs are really hard to mediate because contracts are—they'll charge what they'll charge.

[02:19:05,500] The materials are what they are.

[02:19:07,129] So they faced very little movement in that part.

[02:19:10,990] So.

[02:19:11,570] Wherever we can have some savings.

[02:19:14,250] And that we should exercise that power.

[02:19:18,500] Do you think this is timely?

[02:19:20,540] Given our conversation earlier. Yeah. Right.

[02:19:24,209] Thank you.

[02:19:24,969] So yeah, we just did like a developer 101 training, which was helpful.

[02:19:31,209] have a better handle on all the levers that they can.

[02:19:33,639] Thank you.

[02:19:33,959] Yeah.

[02:19:34,920] Yeah.

[02:19:36,049] Because if you say to me, you know, my cost can be 15% less.

[02:19:41,129] I can go to the marketplace and say, okay.

[02:19:43,280] We can pass it through and be transparent about it.

[02:19:46,629] This is this is the number that We are saving.

[02:19:49,760] We'll pass it to the end user.

[02:19:52,880] Which might be attractive in terms of selling, renting, whatever the case might be.

[02:19:56,080] Yeah.

[02:19:57,620] Just so we're clear.

[02:19:59,560] You're describing.

[02:20:01,790] With potential.

[02:20:03,560] Development of a Denny's.

[02:20:05,550] Or something that, yep. All right.

[02:20:11,370] and then we'll be quite interested in those.

[02:20:13,870] parcel of right behind it.

[02:20:16,380] Yes.

[02:20:17,250] How suspicious a lot of folks might be.

[02:20:19,170] Yeah.

[02:20:20,130] Ahem.

[02:20:21,310] What do you think about this?

[02:20:22,510] potential service corridor.

[02:20:25,510] Ugh.

[02:20:28,990] I don't know.

[02:20:31,050] I don't know how many people walk here.

[02:20:32,890] I don't know the city traffic patterns.

[02:20:36,330] Oh.

[02:20:37,070] you know we we One of the requirements to build a hotel was to have bike parks.

[02:20:43,700] bicycle park.

[02:20:45,040] Okay.

[02:20:45,920] We have this hotel for four years.

[02:20:47,160] I haven't had one guest check in with a bicycle, but okay.

[02:20:49,900] It's a requirement.

[02:20:51,100] So Things that we can think about that are unnecessary and increase cost.

[02:20:55,310] It doesn't help any.

[02:20:57,040] Sorry.

[02:20:58,400] What do you think about having an alley built behind your hotel?

[02:21:01,480] Well, what I'm saying is I don't know the traffic.

[02:21:03,500] And who is the potential user of that?

[02:21:05,500] We were thinking it.

[02:21:06,930] could be useful as for a service alley.

[02:21:09,680] Yes, service and its purpose— its purpose on the other end—be front street and the garbage you're in and out your drop-offs.

[02:21:23,560] Trucks delivering.

[02:21:25,179] The Marine.

[02:21:25,899] I don't know.

[02:21:27,830] You know, when you say Ellie, they're usually pretty tight.

[02:21:30,110] So I don't know, you know.

[02:21:34,580] Thank you.

[02:21:34,870] So if I access them by accident.

[02:21:40,490] Yeah, I think that's it.

[02:21:42,060] You purpose.

[02:21:43,240] Thank you.

[02:21:45,470] Thank you.

[02:21:45,920] What is it, LE?

[02:21:47,840] No, it's 20 feet and it's potentially going to be a.

[02:21:51,680] One correction.

[02:21:54,040] We also.

[02:21:54,900] Good cow.

[02:21:56,070] Good. Thank you.

[02:21:59,020] Thank you.

[02:21:59,580] We're.

[02:22:00,200] I know at some point I have to be thinking and interfacing with the fire marshal.

[02:22:05,670] That we've got the ability to fight a fire anywhere.

[02:22:09,290] Right, you can get fire trucks, yeah.

[02:22:10,910] So they only the alley would—it would be helpful if we knew this.

[02:22:15,910] Because we're going to landscape the backside of the problem.

[02:22:21,140] Have access, you're going to have to tail it up at some point if that's the case.

[02:22:26,310] The ache has hardly gone.

[02:22:28,060] That idea.

[02:22:29,490] Anything collaboratively with the that property behind your building that helps.

[02:22:36,700] Yo.

[02:22:38,580] No, I mean, I agree with it.

[02:22:40,740] It's a good thing.

[02:22:41,380] So we'll have to just redesign our landscape.

[02:22:43,360] So we'll leave that.

[02:22:44,720] Potentially when you guys are ready to do that.

[02:22:46,380] Yeah.

[02:22:46,860] It's premature to say that's going to happen.

[02:22:54,760] Was.

[02:22:56,090] Because we'll have to landscape it for this.

[02:22:57,570] Thank you.

[02:22:57,620] Yes.

[02:22:58,220] We're at a, I don't think I explained this before you came in, we're at a stage where.

[02:23:04,590] We're throwing out 10 or 15 ideas.

[02:23:07,670] Come back to the next meeting.

[02:23:09,740] With another set of examples.

[02:23:12,760] Maybe out of that one, eight of those ideas are going to fall to the floor.

[02:23:16,720] It's a winnowing down over the next two or three months.

[02:23:20,390] To get to diagrams.

[02:23:23,210] I can't work much further.

[02:23:25,670] Without input.

[02:23:26,840] From the city and the housing committee and users.

[02:23:31,070] Right.

[02:23:31,250] Well.

[02:23:31,550] The only catch right now.

[02:23:34,620] Time to do it because we're doing it.

[02:23:35,770] We're constructing it right, like That's, I mean, that.

[02:23:39,120] Right.

[02:23:40,470] It would be cost-effective to do it now since all the equipment is back, and we're mentally thinking about what they're doing.

[02:23:48,980] Well, yeah.

[02:23:50,480] And if it's in, when you plan, that makes planning easier for you.

[02:23:55,170] We won't be doing that until landscape for the clicks comes up next year.

[02:24:01,940] Yeah, see, and you're going to know that the streets out there.

[02:24:04,540] Right.

[02:24:04,880] You throw a little grass out there and plant a tree.

[02:24:06,980] Right.

[02:24:07,670] Come on now.

[02:24:09,210] Bye.

[02:24:09,950] Peace.

[02:24:11,010] Just leave a place for the 11th.

[02:24:14,410] You're breaking ground.

[02:24:16,870] Who's first? Yeah. Okay.

[02:24:20,450] I want to do a check-in.

[02:24:21,370] We're five minutes past time.

[02:24:24,240] Uh, is there anything else we can?

[02:24:28,750] Pretty glad you— you came and were able to.

[02:24:31,860] Get some eyes on that and start giving some of that.

[02:24:34,740] Like it.

[02:24:37,240] And I'll fall.

[02:24:39,080] Well, and if the committee is good with this and Richard, Ricardo, can you guys hear me?

[02:24:46,990] Unserved.

[02:24:48,430] Yes.

[02:24:48,890] Yes.

[02:24:53,350] One.

[02:24:53,830] That I had was Hey.

[02:24:56,760] As more people come in interested in this.

[02:24:59,940] Because it's so connected to the housing, my thought was.

[02:25:04,370] Having the developers come to you— I mean, it doesn't happen a lot, but the last time we had a pitch was the tire thing that went to the council.

[02:25:13,770] It would be nice to go to you guys to hear that.

[02:25:17,620] To kind of vet the idea, and again— Like, hey, yeah, what do we think about this?

[02:25:22,010] How does that fit with our?

[02:25:23,810] long-term because you have.

[02:25:26,090] We have four lots over there.

[02:25:29,330] And that could have been handled way better.

[02:25:32,770] How are you?

[02:25:33,650] Great.

[02:25:34,390] If we had done that, and we because we could have said, 'Maybe there's a lot over here that would work as well correct instead of just making him feel like 'No'

[02:25:45,210] was the answer.

[02:25:47,610] Nobody can do that.

[02:25:48,750] That's.

[02:25:49,570] That's what I'm saying.

[02:25:50,470] We should have had a talk and said, 'Go for it.'

[02:25:52,803] So is coming.

[02:26:02,070] Workshop their ideas with you first.

[02:26:05,630] Before it would come.

[02:26:07,100] To the city council, particularly if it's in this zone, yeah, specifically in there because you guys are directly connected with Wilbur.

[02:26:14,530] Yep.

[02:26:15,250] I'm hearing that right?

[02:26:16,410] Yep.

[02:26:16,690] Okay, what do you think?

[02:26:18,860] I think that's a good idea because of his example.

[02:26:22,980] For sure.

[02:26:23,640] Bobby, Jamie.

[02:26:24,970] Yeah.

[02:26:25,430] Yeah.

[02:26:25,810] Ricardo, Richard.

[02:26:28,010] I think that's a good idea considering we're going to be the ones that have to deal with it long term.

[02:26:33,070] Yep, sounds good to me too.

[02:26:35,630] And.

[02:26:36,210] Thank you, God.

[02:26:37,120] Thumbs up.

[02:26:38,300] Well, All right.

[02:26:39,940] In the interest of time, I'm going to close this down.

[02:26:43,190] Thanks, everybody.

[02:26:44,650] This was our longest meeting ever.

[02:26:48,440] And then you.

Boardman, OR City Council Workshop June 2, 2026.m4a

Spectacular Boardman Wastewater Facilities Planning Meeting Summary

Summary of Each Speaker

****SPEAKER_2 (Meeting Chair)**:** Called the June 2, 2026 meeting to order at 6pm, requested roll call, introduced the Wastewater Facility Planning Collection System Study presenter, and posed questions on population ranges, priority areas on maps, and potential road impacts from proposed infrastructure.

****SPEAKER_7 (Council Roll Call & Comments)**:** Conducted attendance (Councillors Baumgartner, Cuevas, Hughes, Pettigrew, Proffitt, Rockwell, and Mayor Kiefer present), clarified map features like lift stations, land ownership (e.g., Kunze Lake, West Campus), and adjourned the meeting.

****SPEAKER_0 (Mike Lees, Anderson Perry – Primary Presenter)**:** Delivered detailed overview of the 2020 facilities plan update due to PSU population data, collection system TV inspections (10,000 feet), lift station conditions, lagoon capacity analysis, and conceptual options including splitting treatment facilities north/south of the freeway with a new south lagoon system; addressed design criteria, DEQ rules, industrial growth additions, and land application expansion needs.

****SPEAKER_1 (Council Member)**:** Questioned PSU population projections (5,820 current vs. higher actual growth), map details (e.g., high school area pipes), West Campus lift station ownership, and risks of splitting lift stations if growth is uneven.

****SPEAKER_6 (Council Member)**:** Inquired about multiple lagoons at potential sites, West Campus meaning, and timelines for state agency approvals on sewer extensions.

****SPEAKER_4 (Council Member)**:** Discussed alternative sewer treatment technologies for future decades, land ownership around proposed sites, and historical context like the racetrack project.

****SPEAKER_5 (Council Member)**:** Noted map omissions for West Glen area, questioned flow splits (50-50 assumption), and expressed interest in TV inspection process and manhole access.

****SPEAKER_3 (Council Member)**:** Highlighted TV inspection findings (10,000 feet reviewed), planned additional quadrants, obstructions discovered, and video review process.

Key Points and Decisions

Population projections must follow PSU's 1.3% rate per DEQ/OAR rules, but industrial/commercial flows and specific developments (e.g., 240-unit apartments) can be added separately.

Collection system: High-priority fixes identified for structural issues, infiltration, and grease; lift stations 4 and 6 already in CIP/budget for replacement; 5 and 7 needed soon.

Treatment: Existing lagoons sufficient for 20 years hydraulically but at capacity thereafter; land application site requires expansion; conceptual split-facility option proposed (north lagoons for north side, new south lagoon system).

No immediate decisions made; all options remain conceptual for DEQ review and future project-specific reassessment.

Next Steps

Procure land and pursue state approvals (DLCD, DSL) for potential south lagoon and West Campus sewer extensions.

Continue TV inspections on additional sewer segments (target another 10,000 feet).

Reassess design criteria at project trigger points; develop roadmap for facilities plan implementation including public input.

SPEAKER_2

[00:00:04,520] Okay, June 2, 2026. It is 6pm. I call this meeting to order.

SPEAKER_2

[00:00:11,100] Can we please have a roll call attendance?

SPEAKER_7

[00:00:15,220] Councillor Baumgartner. Thank you. Councillor Cuevas? Here. Councillor Hughes. Here. Councillor Pettigrew.

SPEAKER_7

[00:00:23,100] Councilor Proffitt.

SPEAKER_7

[00:00:25,170] Here. Councillor Rockwell. Here. Mayor Kiefer.

SPEAKER_2

[00:00:31,300] They asked for it. I don't think he was excused.

SPEAKER_2

[00:00:36,450] Okay, so today we have the Wastewater Facility Planning Collection System Study

with Mike Lees, Anderson Perry.

SPEAKER_0

[00:00:52,780] Well, good evening.

SPEAKER_7

[00:00:54,470] Good evening.

SPEAKER_0

[00:01:07,170] Good evening.

SPEAKER_0

[00:01:10,430] Tchou, gente.

SPEAKER_0

[00:01:11,760] Uh, do you want to share?

SPEAKER_0

[00:01:16,120] Thank you.

SPEAKER_0

[00:01:17,420] There we go.

SPEAKER_0

[00:01:19,590] Uh, here to speak to you guys tonight on the city's wastewater facilities plan and collection system study. Just to back up a little bit in time. We completed a wastewater facilities plan back in 2020.

SPEAKER_0

[00:01:36,960] One or two? In light of the population modifications from PSU.

SPEAKER_0

[00:01:47,270] It was prudent to go back through and reassess the wastewater treatment facility, the collection system study.

SPEAKER_0

[00:01:58,220] And just update that wastewater facilities plan and look forward again through a 20-year planning period. Just. One of the. You know, we completed a significant wastewater system project. In 2022 and 2023. And so.

SPEAKER_0

[00:02:16,450] Reassessing the system based on how fast the city's growing and all the development that is occurring was warranted.

SPEAKER_0

[00:02:33,660] Just an overview of the system. Everybody's familiar with the wastewater treatment system and the collection system.

SPEAKER_0

[00:02:42,970] Hard to see, but.

SPEAKER_0

[00:02:45,120] There's eight lift stations in the collection system.

SPEAKER_0

[00:02:49,830] That conveys all the wastewater from the city out to the treatment lagoons. There's four treatment lagoons. Um, that acts as storage through the winter time. And then, um, treatment and storage through the summer where the city land applies their wastewater to Circle 52.

SPEAKER_0

[00:03:08,200] One addition to this map.

SPEAKER_0

[00:03:11,810] From previous versions and the Old wastewater facilities plan is the addition of basin. F that red area. Which consists of the East Beach Industrial Park.

SPEAKER_0

[00:03:25,310] So as the publicly owned treatment works, as DEQ likes to state. The city has... I wouldn't say jurisdiction, but they have reporting responsibilities associated with East Beach because of the domestic sewer. That is conveyed from that area to the city's treatment plant.

SPEAKER_0

[00:03:48,850] So... Right here is the design criteria. So. A couple of interesting.

SPEAKER_0

[00:03:57,920] Notes, our design population in 2022 in the old facilities plan was 6,085 people.

SPEAKER_0

[00:04:06,400] So that was the.

SPEAKER_0

[00:04:08,280] what we used as design criteria.

SPEAKER_0

[00:04:12,190] And the updated population forecast from PSU has the city sitting at 5820 as a population, which is not that far from our 2042 population that we had.

SPEAKER_0

[00:04:25,240] In the old facilities plan, which again, it's a good reason just to update this thing. have updated design criteria. We assessed the historical flow data from 2023 to 2025 and came up with new design criteria. And based on the population projections, projected that out to help us size proposed improvements.

SPEAKER_0

[00:04:53,550] So, um, Yeah. Any questions on the design criteria?

SPEAKER_1

[00:05:02,180] So existing... existing population. According to PSU is 5820 or according to us.

SPEAKER_0

[00:05:09,740] No, that's PSU's numbers.

SPEAKER_1

[00:05:11,180] Okay. And those are the true numbers?

SPEAKER_1

[00:05:15,030] of what we have now.

SPEAKER_1

[00:05:16,920] No. That's projected.

SPEAKER_0

[00:05:19,660] That's it.

SPEAKER_1

[00:05:20,690] I guess what I'm getting at is that. So you have the future projections of 76-33. Um. And didn't we just do a... some or watch some report that said that it was going to be way higher than that? So like closer to 10,000.

SPEAKER_0

[00:05:39,490] So DEQ has, well, it's an Oregon administrative rule that DEQ has adopted that requires planning documents such as these to use PSU's population projection. So the PSU's population projection for Boardman is 1. 3%.

SPEAKER_1

[00:05:56,310] And it really should be higher.

SPEAKER_0

[00:05:57,560] It should be probably 2. 5%. But we're bound by the OAR to use that number. Which it's unfortunate, as we've seen in the previous facilities plan, they underestimated significantly.

SPEAKER_0

[00:06:16,290] Put put the city in I wouldn't say in a bind but it definitely influenced our. Lagoon design to a degree. It's just the population projections affect. The entire design criteria. And so if you're limited to use a population projection of 1. 3% when that's not reality. Um, our hands are somewhat tied in what we present because this, these documents will get reviewed and ultimately approved by the DEQ.

SPEAKER_1

[00:06:48,570] So if we decided to go higher, are we allowed to?

SPEAKER_0

[00:06:52,890] So if.

SPEAKER_0

[00:06:54,700] You can approach that at different angles. So you can't just add.

SPEAKER_0

[00:07:00,150] modify from the population projections, but. For Boardman, example, you know that there's growth occurring in certain sectors. And so.

SPEAKER_0

[00:07:11,020] Like, for example, The 240-unit apartment complex.

SPEAKER_0

[00:07:16,500] You know that that is not accounted for in PSU's population projections. And so you can just add that volume of... anticipated residents to the design criteria and note it. Um, the other.

SPEAKER_0

[00:07:29,380] um, way you can add you know, flow is a tribute to industrial commercial expansion.

SPEAKER_0

[00:07:36,330] Which we do know, in fact, there are. many industrial expansions occurring. not just in Boardman and around Boardman. So. we do attribute some additional flows.

SPEAKER_0

[00:07:48,950] to that industrial growth.

SPEAKER_2

[00:07:53,250] Because population does ebb and flow when you're doing the studies, is there a percentage or is there a range that you're using? Instead of just the specific number, because that's the numbers that you have up there right now? But, because there's an ebb and flow.

SPEAKER_2

[00:08:10,890] Is that.

SPEAKER_0

[00:08:12,090] Yeah, we're pretty much, as far as population projections go, we're required to use the 1.3%.

SPEAKER_0

[00:08:19,650] That dictates what your design criteria established.

SPEAKER_0

[00:08:23,340] Like that population projections, but I guess there's other means to add additional flow that's not attributed to population into the planning document.

SPEAKER_1

[00:08:36,880] That way we're not. So that way we're not, I guess the way I see this is. You know, it's low. We know it's going to be low. As far as the numbers go. Um, and then we're going to build this or whatever we're going to do. And then we're going to turn around and probably have to redo it all. Or add on or something and spend even more money.

SPEAKER_1

[00:08:57,310] Probably not very responsible of us, but because, not because of. That because of the population study that we have to have to use. Correct. Am I correct on that?

SPEAKER_0

[00:09:08,230] And this, I guess, take this design criteria for what it is. It is a very high level look. And the improvement options that are identified in the document are. Conceptual in nature. Once. A trigger is met where, okay, now we need to go out and do a project. The design criteria will be reassessed, and at that time we can take a look at the population at that point in time. And really create design criteria that is tailored towards that project. Not. You're not, you're not. You know, hamstrung in using this design criteria in five years for developing a design of a project because in five years this will be outdated— it's just the nature of Of our area. Projections. You know, you can either outgrow the projections or, in some cases, you could not eat it. So. You just reassess that. Design criteria when you're you're going to do a project and go from there.

SPEAKER_0

[00:10:10,890] Thank you.

SPEAKER_0

[00:10:17,370] So what we did, so like I said, this is a collection. We did a collection system study.

SPEAKER_0

[00:10:23,540] Um, which takes an in-depth look at the collection system, the gravity mains.

SPEAKER_0

[00:10:30,990] Um, other parts of the collection system are the lift stations, but what basically gets the water from a home to the wastewater treatment plant. That would be your collection system.

SPEAKER_0

[00:10:43,050] And in doing that study, we TV inspected 10,000 feet of sewer lines. So we targeted sewer lines that have been in the ground for a very long time.

SPEAKER_0

[00:10:55,830] Um, or there was known problematic areas. So public works gets called out to certain areas where plugs are or overflows. So we targeted those areas. And what we were looking for were structural issues.

SPEAKER_0

[00:11:15,150] That means, like, cracked pipes that will allow roots from trees to grow into the pipes.

SPEAKER_0

[00:11:25,010] Other structural issues, just like pipes getting overloaded and crushed. Um, missing gaskets on the joints or missing grout on the joints.

SPEAKER_0

[00:11:37,910] Um, infiltration and inflow, which is just water coming into the the pipes that shouldn't be. Um, and then fats, oils, and grease buildups. Um, that's indication of.

SPEAKER_0

[00:11:52,160] just people dumping grease and stuff they shouldn't down the collection system. So we found pretty much all of those within the pipes we inspected, which is not surprising. And so with that. Again, this map. Shows the areas that were inspected and also. The, uh... improvement recommendations from that TV inspection. So there's The deficiencies identified were categorized in high, medium, and low priority improvements. High priority improvements would be those structural deficiencies, getting in there and fixing those. The, the missing gaskets and lack of grout at the joints. Those are considered a high priority. To limit not only infiltration of water, but also exfiltration of um wastewater out into the soil, that's, uh... a good summary.

SPEAKER_0

[00:12:51,000] of the TV inspection.

SPEAKER_0

[00:12:53,480] Any questions on that?

SPEAKER_2

[00:12:58,640] So where the red is, that is identified as a high priority. And where the green is right next to the red, is that just because that potentially had already been replaced at some point?

SPEAKER_0

[00:13:11,380] No, not necessarily.

SPEAKER_0

[00:13:15,160] It's... Just a good section of pipe, just because the section of pipe. So the way the TV inspection works is you go from manhole to manhole.

SPEAKER_0

[00:13:25,390] And so as you do that, those segments that you're seeing that are multicolored. You know, the green sections were good and no improvements were necessary.

SPEAKER_1

[00:13:38,300] So the red. Yeah. On that far end, is that in between the gym and... The wrestling room.

SPEAKER_1

[00:13:46,920] Because isn't that the high school?

SPEAKER_0

[00:13:48,340] It is. That's zoomed in.

SPEAKER_1

[00:13:49,320] It is. So what area is that? Is that for like fire?

SPEAKER_0

[00:13:55,230] No, it's like the...

SPEAKER_1

[00:13:56,730] It's like... Well, I guess I don't... Know why why is there a city pipe under there?

SPEAKER_0

[00:14:02,580] A sewer pipe?

SPEAKER_1

[00:14:03,440] Sewer pipe. Oh, okay.

SPEAKER_0

[00:14:04,480] Gotcha. Yeah. These are all sewer pipes. Okay.

SPEAKER_1

[00:14:06,260] Thank you. Not water pipes. Not water. Okay.

SPEAKER_0

[00:14:09,690] Whenever they built the auxiliary gym. Is that the auxiliary?

SPEAKER_1

[00:14:13,210] It is.

SPEAKER_0

[00:14:14,340] They built it over the sewer line.

SPEAKER_1

[00:14:16,080] Oh, perfect.

SPEAKER_1

[00:14:18,810] That's good to know because I'm in there like every day. So.

SPEAKER_1

[00:14:23,510] Thank you. That's why I was confused.

SPEAKER_0

[00:14:26,750] Welcome.

SPEAKER_0

[00:14:28,640] Um, so in the collection system study, we looked at the lift stations. So lift stations 1, 2, and 3 were recently revamped with the improvement project we did. And so those lift stations are... top notch. Like they're, they're. Good to go for the next 20 years. However.

SPEAKER_0

[00:14:51,010] The secondary lift stations, so. If you want to.

SPEAKER_0

[00:14:56,240] I don't know. Primary lift stations pump the majority of the water where the secondary lift stations serve just a isolated area. So the secondary lift stations throughout the city are aging. Um, there hasn't been really much improvements to the secondary lift stations in a long time.

SPEAKER_0

[00:15:15,730] So in that.

SPEAKER_0

[00:15:19,020] The cities are already identified, replacing lift stations four and six. In the CIP, Uh, and in the budget, so we're already continuing or we're. We're kicking off that project and getting going on that one.

SPEAKER_0

[00:15:35,360] Those ones are getting taken care of, but in the near future, lift stations five and seven will also need to be replaced.

SPEAKER_1

[00:15:47,190] Okay.

SPEAKER_0

[00:15:52,440] So.

SPEAKER_0

[00:15:54,090] I'm going to transition from talking about the collection system study to... the wastewater treatment. Wastewater facilities plan and the wastewater treatment facility.

SPEAKER_0

[00:16:04,440] Um, Again, we added a fourth lagoon just recently. And so with the new population projections, we reassessed the... longevity of how long that lagoon is going to last based on our design criteria.

SPEAKER_0

[00:16:20,690] And so.

SPEAKER_0

[00:16:22,920] We're, we've developed, so. The analysis of the lagoon, so when you... Um, Analyze the lagoon system. You're looking at hydraulic capacity, like how much water it's going to hold.

SPEAKER_0

[00:16:34,490] Treatment capacity.

SPEAKER_0

[00:16:36,920] And then how that. Lines up with your design criteria, 20 year planning period.

SPEAKER_0

[00:16:42,510] So.

SPEAKER_0

[00:16:43,740] If we were to do nothing.

SPEAKER_0

[00:16:46,050] over the next 20 years.

SPEAKER_0

[00:16:49,760] The lagoons hydraulically would handle. the next 20 years of flow.

SPEAKER_0

[00:16:56,060] However, at that around that 20 year mark, the lagoons would be at capacity.

SPEAKER_0

[00:17:01,390] So. Within this document, we're looking at. options to expand the lagoon system or Um, ways we can handle the water.

SPEAKER_0

[00:17:13,740] To basically handle the future beyond the 20 years.

SPEAKER_0

[00:17:20,369] Um, The other analysis is looking at the land application site.

SPEAKER_0

[00:17:27,390] Which is where all the water is land applied.

SPEAKER_0

[00:17:31,530] And hydraulically, it is projected that that will be at capacity within. Within the planning period. So at the very minimum.

SPEAKER_0

[00:17:41,430] If you weren't to, you have to at least expand your land application area.

SPEAKER_0

[00:17:47,470] Um, So that's.

SPEAKER_0

[00:17:52,320] The basis of the analysis.

SPEAKER_0

[00:17:55,460] So I'll get into.

SPEAKER_0

[00:17:57,580] Options. So You want to hit the next slide.

SPEAKER_0

[00:18:02,750] So we have a laundry list of options associated with how can we accommodate. Future growth.

SPEAKER_0

[00:18:11,620] If we took an analysis of early, you know, a closer look at the area around the existing lagoon system.

SPEAKER_0

[00:18:19,740] You'll find that it's pretty much built out with utility systems, whether that's power, port utilities, power in multiple levels, overhead power, and then you got the substation.

SPEAKER_0

[00:18:33,840] Brandon and Avai, we've reached out to the port because they're the majority landowner in that area. And there's really. No. where to expand and add another lagoon out there. So.

SPEAKER_0

[00:18:47,920] What do we do? One option is that we came up with is, is splitting. the wastewater treatment facility into two.

SPEAKER_0

[00:18:57,690] So what that would consist of is leaving the lagoons where they are.

SPEAKER_0

[00:19:03,340] And that would serve all the areas north of the freeway. So.

SPEAKER_0

[00:19:11,730] Everything north of freeway would be served. From by, by the.

SPEAKER_0

[00:19:16,980] By the existing lagoon system. Um, And so what would that, that would buy you? extra hydraulic capacity because you're not conveying all the stuff from south of the freeway. all the way to the old lagoon system. So that would basically extend the life of those existing lagoons to accommodate future growth in that area.

SPEAKER_0

[00:19:42,210] The.

SPEAKER_0

[00:19:43,880] The solution for Southside, where the majority of the growth is occurring within Bourbon, it's growing South, it's growing East, it's growing West. is to add another lagoon system south of the freeway.

SPEAKER_0

[00:19:56,670] And so what we would do is take the water that's pumped out of lift station one and re-divert it to a new lagoon system.

SPEAKER_0

[00:20:05,700] So, that new lagoon system would be sized to accommodate all the development that's projected in the planning period and beyond.

SPEAKER_0

[00:20:16,290] What are we looking at?

SPEAKER_6

[00:20:17,490] Right, where?

SPEAKER_0

[00:20:18,110] This is the question.

SPEAKER_0

[00:20:19,910] So we've preliminarily identified that yellow hatched area as a potential site.

SPEAKER_7

[00:20:26,660] That's the city's property at the end of Wales. Done. The.

SPEAKER_0

[00:20:32,430] The hatched area is not city property. The city would have to procure that.

SPEAKER_0

[00:20:37,680] The one just to the east, that is the city's property.

SPEAKER_7

[00:20:41,930] But the blue line, the dark blue line, is like... I'm going to spin ball. That's Olson.

SPEAKER_1

[00:20:48,290] I think it's Laura Lane.

SPEAKER_7

[00:20:50,040] I think it's, but I think it was probably.

SPEAKER_0

[00:20:53,580] Actually, so the.

SPEAKER_0

[00:20:57,010] The blue line that goes straight south. That's through the Good Shepherd property.

SPEAKER_0

[00:21:03,110] That's through McCarty's.

SPEAKER_7

[00:21:05,350] Don Anderson. Oh, okay.

SPEAKER_1

[00:21:06,590] That's really close, sir. Okay.

SPEAKER_7

[00:21:09,270] Okay so that And that's Anderson. And the light blue, or the aqua one, is Kunze Lake.

SPEAKER_0

[00:21:17,030] That is Kunze.

SPEAKER_7

[00:21:18,110] So the yellow striped space.

SPEAKER_7

[00:21:20,790] is It's across the street from Mike Carroll.

SPEAKER_0

[00:21:28,270] I don't know who Mike Carroll is.

SPEAKER_7

[00:21:31,050] He's the one who has circles.

SPEAKER_1

[00:21:33,260] Thank you. Thank you. That's McCarty's problem. McCarty's.

SPEAKER_7

[00:21:36,000] Right. That girl lives there. Oh, okay.

SPEAKER_1

[00:21:38,540] Thank you.

SPEAKER_7

[00:21:41,380] And he has. 30 years, basically.

SPEAKER_7

[00:21:44,850] Um, We do own some land right there, though.

SPEAKER_0

[00:21:50,660] Yeah, just to the east of the yellow hatched.

SPEAKER_4

[00:21:53,140] I see.

SPEAKER_0

[00:21:54,120] That piece right there.

SPEAKER_4

[00:21:57,290] But it's not nearly big enough to do a big lagoon or anything.

SPEAKER_0

[00:22:01,900] No, it's like 20 acres, I think.

SPEAKER_7

[00:22:06,860] So who does own that piece of land? Because I think it's in.

SPEAKER_6

[00:22:11,040] I'm Cardi.

SPEAKER_1

[00:22:12,450] You know, it's happening to.

SPEAKER_6

[00:22:14,100] Are you talking about multiple lagoons or just one? There would be multiple lagoons there, yes.

SPEAKER_4

[00:22:19,740] So the light blue line. That goes out to where you've got that downward arrow and I can't read from here.

SPEAKER_7

[00:22:27,160] So West Campus Lift Station.

SPEAKER_4

[00:22:29,520] What does it say? West Campus.

SPEAKER_7

[00:22:33,590] West Campus Live Station.

SPEAKER_4

[00:22:37,450] What does that mean?

SPEAKER_0

[00:22:38,770] So.

SPEAKER_0

[00:22:40,070] There's, as you all know, there's a lot of growth occurring out on Kunze.

SPEAKER_0

[00:22:45,790] And.

SPEAKER_0

[00:22:49,890] What does West Camp mean?

SPEAKER_4

[00:22:51,150] What is West Camp?

SPEAKER_0

[00:22:53,010] West Campus.

SPEAKER_6

[00:22:55,360] Campus. Campus, like a data campus.

SPEAKER_6

[00:22:58,920] Or like a... Oh. Okay.

SPEAKER_0

[00:23:01,620] So there's a... I guess an issue with providing sewer service.

SPEAKER_0

[00:23:08,270] Uh, out at Coonsy Lane. Considering the soil conditions out there. Um, the.

SPEAKER_0

[00:23:17,010] There's pretty much no soil out there for onsite systems. We're in the Liguama, so that is also problematic when you're siding on-site systems. So within the facilities plan, we'll be looking at extending sewer service. To Coonsy Lane to serve the industries out there and businesses.

SPEAKER_7

[00:23:35,450] but not residential.

SPEAKER_0

[00:23:37,380] It would open up the door to. serve residential properties along. Coonsy Lane as well.

SPEAKER_0

[00:23:45,660] So.

SPEAKER_0

[00:23:47,080] This again, this is conceptually, there's a lot of hurdles associated with extending sewer service. outside the city limits and your urban growth boundary.

SPEAKER_0

[00:23:57,480] So.

SPEAKER_0

[00:23:59,010] From an engineering perspective, this can work, but to get through all the land use and planning associated with extending the sewer service out there is another.

SPEAKER_0

[00:24:11,840] Whole nother. Bollowax.

SPEAKER_6

[00:24:14,370] So is that, are you thinking like another, like a sewer district?

SPEAKER_6

[00:24:18,250] so to speak.

SPEAKER_0

[00:24:19,210] It's it's really it's it's we have to get all the players involved. Um, dlcd. This is multiple state agencies that would get involved because, like East Beach, so the East Beach Industrial Park, it's outside the urban growth boundary, but the city receives all the sewer. That went through a goal exception with the planning, the state planning department, Department of State Lands.

SPEAKER_0

[00:24:43,730] And that went through all the hoops to get that approved, this would be a similar option.

SPEAKER_0

[00:24:51,740] Or, um, you know, the city could look at expanding the city limits all the way out there again. That's a cherry stem.

SPEAKER_0

[00:25:00,270] Uh, Expansion. So those aren't looked at greatly from the state. However, considering all the... Groundwater contamination issues, it's something that could be considered.

SPEAKER_1

[00:25:16,380] So when you say that. Expanding city limits, okay, so the west campus lift station is that tower road.

SPEAKER_0

[00:25:23,500] It is, yes.

SPEAKER_1

[00:25:24,080] Okay. So north of that. Past the railroad tracks? Who owns that land?

SPEAKER_0

[00:25:32,360] North of the freeway.

SPEAKER_1

[00:25:33,900] Yeah, it would be past the railroad tracks.

SPEAKER_7

[00:25:36,970] The core of engineers. No, it's not the core.

SPEAKER_0

[00:25:40,350] It's a private railroad.

SPEAKER_1

[00:25:41,610] Is it the port?

SPEAKER_1

[00:25:44,210] It goes port, three mile, port, three mile. Down that, because there is a section there where, like, it starts to expand past the railroad tracks and so, you could possibly see residential there, maybe or industrial or whatever, because it is a decent piece of land out there too. So.

SPEAKER_1

[00:26:09,300] Now, if the city took that on.

SPEAKER_1

[00:26:12,420] Would we be the sole, like, we would have to pay for everything, or was that... No. There would be multiple probably agencies that would be involved with something like that. It does look like it's a pretty hefty project.

SPEAKER_0

[00:26:25,810] Yeah. It would. There would definitely be.

SPEAKER_1

[00:26:28,790] Montreux, Paris.

SPEAKER_6

[00:26:32,070] And what kind of timeline does it? You have to jump through all those hoops with the state. Is it something we start today or is it?

SPEAKER_0

[00:26:39,280] This, again, this is a concept. Right. Over the next planning, like 20 years. So.

SPEAKER_0

[00:26:47,090] Like I said, if we did nothing, the existing lagoons would be fine.

SPEAKER_0

[00:26:51,740] For 20 years. Yeah. So it's not like this is an immediate. Mead. But it's going to be documented in the wastewater facilities plan as an option. And really that will. allow people to stop talking about it. And. You know, you could take this facilities plan and. It's a DLCD. And. get their input. and really create a roadmap of what this looks like to get it accomplished.

SPEAKER_2

[00:27:25,610] and the Thank you. The light blue. where it's at, it's, um, where the road is.

SPEAKER_2

[00:27:33,000] I don't know if that is the... proposed location. But would that entail something like tearing up the whole road?

SPEAKER_0

[00:27:41,270] So the light blue line is a force main, so it's pumped. So pumped pipelines are usually only buried three to four feet.

SPEAKER_0

[00:27:52,290] And then it would require multiple lift stations because you can only pump water so far before your pumps. Won't push it anymore. So multiple lift stations would be required and the force main the whole way. Uh, then as future development occurred, like say west of the city of Boardman, you would look at the area topographically and create like small zones.

SPEAKER_0

[00:28:18,230] And have a lift station pump into that force main. So you could actually end up serving a very large area, but it would require multiple lift stations.

SPEAKER_5

[00:28:29,030] So I don't see anything for the West Glen area on this map.

SPEAKER_0

[00:28:35,520] West Glen is, I would say, That's one of those little isolated areas.

SPEAKER_0

[00:28:44,520] So.

SPEAKER_0

[00:28:46,270] We're not getting to the level of what the collection system looks like.

SPEAKER_0

[00:28:50,630] In the collection system map, you see all the gravity main lines. This is... I guess a step above that where we're just showing concepts. So it's omitting all the collection system components. It's really just showing the big stuff.

SPEAKER_0

[00:29:06,490] So.

SPEAKER_0

[00:29:09,410] Yeah, it's just not shown. But the infrastructure would be there. So if West Glen.

SPEAKER_0

[00:29:17,500] Installed all the collection system and a lift station, they could pump into that same force main and get all their sewer to the new lagoon system.

SPEAKER_0

[00:29:25,630] The new lagoon system is intended to serve the entire southern area of the city limits.

SPEAKER_0

[00:29:32,170] So that's like how we're basing our design criteria.

SPEAKER_5

[00:29:36,850] With 8,000 people.

SPEAKER_5

[00:29:40,190] I think the number was 75 or something.

SPEAKER_0

[00:29:42,940] That's the whole city. So if you split the city up into two.

SPEAKER_0

[00:29:49,270] Right. So the north half of the city would be going to the existing lagoons and this lagoon system would just be serving the south side of the city.

SPEAKER_5

[00:30:03,660] I just think there's more people living on the South side. But I could be wrong. I don't really know about how the apartments work or whatever.

SPEAKER_0

[00:30:10,750] We have the flow information from the lift station one. So we use that as a basis for. You know, a percentage of that flow.

SPEAKER_0

[00:30:21,430] Is... makes up the total flow. That goes to the lagoon, so we can proportionalize. How much volume comes from the south side relative to the entire flow of the whole city.

SPEAKER_5

[00:30:34,340] And you're saying it's 50-50?

SPEAKER_0

[00:30:36,520] I don't know that off the top of my head.

SPEAKER_1

[00:30:42,240] So if you divide the lift stations, how much? So this is a concept. There's, you know, this may not even happen, but if you divide them in half. How much could each lift station handle, say, if they grow exponentially at the same amount? So, say, they both got up to 7,500 people on each side, would that be a problem?

SPEAKER_1

[00:31:05,680] Did I ask that right?

SPEAKER_1

[00:31:08,040] So you're wanting to split those in two, correct? That way they can handle what they need to handle. Correct. So.

SPEAKER_1

[00:31:17,020] What if one end of town starts growing much faster than the other?

SPEAKER_1

[00:31:21,830] Park.

SPEAKER_0

[00:31:22,250] Peace.

SPEAKER_1

[00:31:23,840] Get what I'm saying?

SPEAKER_0

[00:31:26,280] Yeah, I...

SPEAKER_1

[00:31:27,680] Would you have to upgrade the lift stations again or whatever this system? What we're talking about, would you have to do it again? Because one side's grown faster than the other or vice or maybe they both do.

SPEAKER_0

[00:31:38,980] That's more of like a design, like design question. Okay. Like we're really looking at this high level. And so. Once you get in, like, say this whole thing gets funded and we move into design.

SPEAKER_0

[00:31:53,180] That those are the questions where.

SPEAKER_0

[00:31:56,220] We look into how much area can this serve and what the projected lifespan of this is, but. When you design a lift station, you design it for, you know, 30 to 50 years.

SPEAKER_0

[00:32:09,970] So you're projecting out what that, what that potentially could be.

SPEAKER_1

[00:32:13,620] So you think that, that's possible if you split them.

SPEAKER_1

[00:32:18,530] Yeah. They would both still last 30 to 50 years.

SPEAKER_0

[00:32:22,800] Yeah, I mean, it's. You can't.

SPEAKER_0

[00:32:26,680] You can't design it too big.

SPEAKER_0

[00:32:29,290] Or else it won't function today. Mm-hmm. So there's a balance on how big it can get versus.

SPEAKER_0

[00:32:36,030] You know, it makes sense. Correct. Cause the bigger you get it, the more it's going to cost.

SPEAKER_0

[00:32:40,840] That cost has to be recouped at some point.

SPEAKER_4

[00:32:46,100] But we don't have to have lagoons. There are other ways to treat sewer. Isn't that right?

SPEAKER_0

[00:32:52,410] There are other ways to treat sewer.

SPEAKER_4

[00:32:54,570] So... in 20 or 30 years.

SPEAKER_4

[00:32:59,750] Maybe the technology is going to. Because part of the exciting part about having the racetrack out here was what they were going to do with sewer.

SPEAKER_4

[00:33:10,980] On an everyday basis when there's 10 people there. And on three times a year when there's 100,000 people there.

SPEAKER_4

[00:33:19,870] So that design is already in people's heads in lots of places in the United States.

SPEAKER_4

[00:33:26,910] So we don't have to sit here. And— The. I'm just thinking that in 20 years, or 25, or 30, there's going to be— better options.

SPEAKER_4

[00:33:40,270] And then, if McCarty or— would All of a sudden decide to develop his property right there. You're, I mean, he'd be filling up our new— Well, good.

SPEAKER_0

[00:33:52,590] Well, the intent would be the city purchase that entire parcel.

SPEAKER_4

[00:33:57,350] Oh, all of his property?

SPEAKER_0

[00:33:58,510] No, just the hatched yellow piece.

SPEAKER_4

[00:34:01,400] Oh, I know that.

SPEAKER_4

[00:34:03,370] But I'm looking at all the rest of it with the blue line, yeah.

SPEAKER_4

[00:34:07,460] That's a lot of acres right there.

SPEAKER_4

[00:34:12,350] Okay.

SPEAKER_4

[00:34:14,070] Is my eyebrow raised at you yet?

SPEAKER_1

[00:34:18,480] She dated herself when she brought up the racetrack. She did. Haven't heard that word in a while.

SPEAKER_4

[00:34:25,409] I know, but it was the best part of the plan was how they were going to do a sewer.

SPEAKER_5

[00:34:34,420] The things that excite her.

SPEAKER_5

[00:34:38,810] Okay.

SPEAKER_5

[00:34:41,690] That's it.

SPEAKER_0

[00:34:42,739] Yeah.

SPEAKER_0

[00:34:44,210] Pretty much all I got to present this evening.

SPEAKER_3

[00:34:54,860] Yeah. Any other questions?

SPEAKER_3

[00:34:58,620] Any other questions?

SPEAKER_3

[00:35:00,830] Talking about specifically, again, for... The design and and one of the things to bring up. That I heard from Junior and Luis.

SPEAKER_3

[00:35:09,490] When they did the TV inspection, it was... Amazing. And how much did we do?

SPEAKER_3

[00:35:16,410] 10 ,000 feet.

SPEAKER_3

[00:35:18,250] So... The plan is... To do. another quadrant and then another quadrant because we're talking Again, what were some of the things that they found?

SPEAKER_5

[00:35:30,450] Grease. Nothing fun.

SPEAKER_5

[00:35:33,160] No, but like that gaskets on my head, like the one that was full.

SPEAKER_3

[00:35:39,440] And why was it? I mean, there were some things that they.

SPEAKER_0

[00:35:41,940] Oh, they found lots of stuff. That shouldn't be in there.

SPEAKER_0

[00:35:47,150] I don't care to go into details, but...

SPEAKER_3

[00:35:49,310] yeah, what was the deal with the one where the it was full like the and they like one of the Oh, that was a different thing. Oh, that wasn't with the inspection.

SPEAKER_1

[00:35:59,930] Thank you. How did they get these weird things into the sewer system?

SPEAKER_3

[00:36:04,940] During construction.

SPEAKER_0

[00:36:06,020] Beyond me.

SPEAKER_3

[00:36:09,510] You know, some of it's during construction. There's a four foot level.

SPEAKER_0

[00:36:13,060] Yeah, they found like a level in there. They found big rocks in there.

SPEAKER_1

[00:36:16,280] Think about what you might find in the walls of your home.

SPEAKER_1

[00:36:19,350] After it's constructed.

SPEAKER_3

[00:36:20,900] Well, and they also talk about... the, like, some of them were so obstructed. Right?

SPEAKER_0

[00:36:27,660] Yeah, there's like the roots that get grown inside the pipes. I mean, those trees are looking for water.

SPEAKER_5

[00:36:34,500] And nitrate.

SPEAKER_0

[00:36:35,970] And they find them. Um, the fats, oils, and greases build up. That's just a testament to, you know, a good operation and maintenance program. Which the city is focused on, which is really nice.

SPEAKER_0

[00:36:52,930] It's...

SPEAKER_3

[00:36:54,540] But we are going, I mean, the plan is to do, we did this one quadrant or whatever. I think we didn't necessarily do a quadrant. It was just linear more.

SPEAKER_0

[00:37:02,870] Yeah, we, we systematically selected the lines that we TV inspected. Yeah. So. Next step would be to go.

SPEAKER_0

[00:37:13,250] Pick another 10,000 feet and TV inspect those.

SPEAKER_5

[00:37:18,210] Are you saying TV like television?

SPEAKER_0

[00:37:20,610] Yeah, it's like a little remote control. Car. That it has a camera on it.

SPEAKER_5

[00:37:26,450] Like a snake, right? With a camera on it?

SPEAKER_0

[00:37:29,250] No, with wheels. Like a car. Yeah, it's got wheels and you drive it down the pipes.

SPEAKER_5

[00:37:34,710] Can we get an opportunity to do that as counselors?

SPEAKER_5

[00:37:37,919] If you're a city manager, you do.

SPEAKER_0

[00:37:40,910] Really? I wouldn't.

SPEAKER_5

[00:37:41,870] Really? Wouldn't you? Oh, I did. Do you think that I could be a city manager for a day?

SPEAKER_0

[00:37:47,560] If you want to come. While they're TV inspecting, I'm sure they would let you.

SPEAKER_5

[00:37:51,530] It's really interesting. I actually think it would be very interesting. Absolutely.

SPEAKER_4

[00:37:55,270] Because, like you say, you see where. Like the cracks are?

SPEAKER_4

[00:38:01,500] I mean, there's There's more to it than you think.

SPEAKER_3

[00:38:05,050] But it's...

SPEAKER_4

[00:38:05,670] And how low... And like you're saying, how low the water will be in one spot. And how high, because some fools put a mop in there.

SPEAKER_1

[00:38:14,240] Or you find your forefoot level where it went.

SPEAKER_3

[00:38:18,420] But you're talking hours and hours. Who watched the video? Hours and hours of video. Because you have to go and then review it, where are the cracks and all this.

SPEAKER_4

[00:38:26,800] While they're doing it.

SPEAKER_3

[00:38:28,580] Yeah, but they go back and review it too, right?

SPEAKER_4

[00:38:30,990] Yeah.

SPEAKER_3

[00:38:31,650] I mean, and I watched part of it and I just got.

SPEAKER_3

[00:38:34,930] Not, I mean, it's just. Running and running and going up and down the pipe. Yeah.

SPEAKER_3

[00:38:42,060] And you know, they're not all-fold like the corners, the cross sections— they're open.

SPEAKER_3

[00:38:48,370] I always thought, it's a pipe. The whole thing is just, it's a pipe. But no, it's open. In some sections, which is weird.

SPEAKER_3

[00:38:57,940] In the manholes? Yeah. Oh, is that what it is?

SPEAKER_5

[00:39:00,020] The manholes. Yeah. Hello. How do you get in there?

SPEAKER_3

[00:39:03,260] No, no, but the pipe is open.

SPEAKER_5

[00:39:06,920] Right, you can see in there. Yes, you see it going.

SPEAKER_3

[00:39:09,920] Huh. Yes. Yeah. I did not.

SPEAKER_5

[00:39:11,770] There's a manhole cover at the top of a pipe that goes out of the top of it. Right. But it's a contained system. It's not like it's open for just dirt falling.

SPEAKER_3

[00:39:21,650] Now it's open.

SPEAKER_3

[00:39:23,340] Right? It's not, it's not sealed.

SPEAKER_3

[00:39:26,410] It's not sealed like a pipe. And then there are sections where it is open. Well and you can see it going this way and this way.

SPEAKER_4

[00:39:36,960] In certain neighborhoods here, and we're having problems with people. Googling the stuff. We went out and taped the manhole covers. Just so we could tell if somebody had moved them.

SPEAKER_4

[00:39:50,780] And stuff because we had a certain section of town that was people living in it. Yeah.

SPEAKER_5

[00:39:58,670] Like Ninja Turtles?

SPEAKER_4

[00:39:59,710] That's what I was going to say. Well, they were sabotaging us.

SPEAKER_4

[00:40:05,020] Yeah. And if you're of that mind, it's easy to do. Right. Oh, we didn't give them any. In English. You don't. Yeah. Yeah.

SPEAKER_4

[00:40:18,230] Lose your dog down there.

SPEAKER_3

[00:40:19,950] Yep, that's all we got.

SPEAKER_3

[00:40:22,810] Thank you.

SPEAKER_4

[00:40:23,600] Thank you.

SPEAKER_7

[00:40:26,700] Thank you. So this meeting is adjourned.



CITY COUNCIL WORKSHOP

June 02, 2026 at 6:00 PM

Boardman City Hall Council Chambers

AGENDA

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL/EXCUSED ABSENCES**
- 4. REPORTS, CORRESPONDENCE, AND DISCUSSION**
 - A.** Wastewater Facility Plan - Mike Lees, Anderson Perry
 - B.** Collection System Studies - Mike Lees, Anderson Perry
- 5. ADJOURNMENT**

Zoom Meeting Link: <https://us02web.zoom.us/j/2860039400?omn=89202237716>

This meeting is being conducted with public access in-person and virtually in accordance with Oregon Public Meeting Law. If remote access to this meeting experiences technical difficulties or is disconnected and there continues to be a quorum of the council present, the meeting will continue.

The meeting location is accessible to persons with disabilities. Upon request of an individual who is deaf or hard of hearing, accommodations such as sign language or equipment for the hearing impaired must be requested at least 48 hours prior to the meeting. To make your request, please contact the City Clerk at 541-481-9252 (voice), or by e-mail at city.clerk@cityofboardman.com.

Wastewater Facilities Plan & Collection System Study City Council Presentation

Mike Lees, P.E.



System Overview

Section 4, Item A.

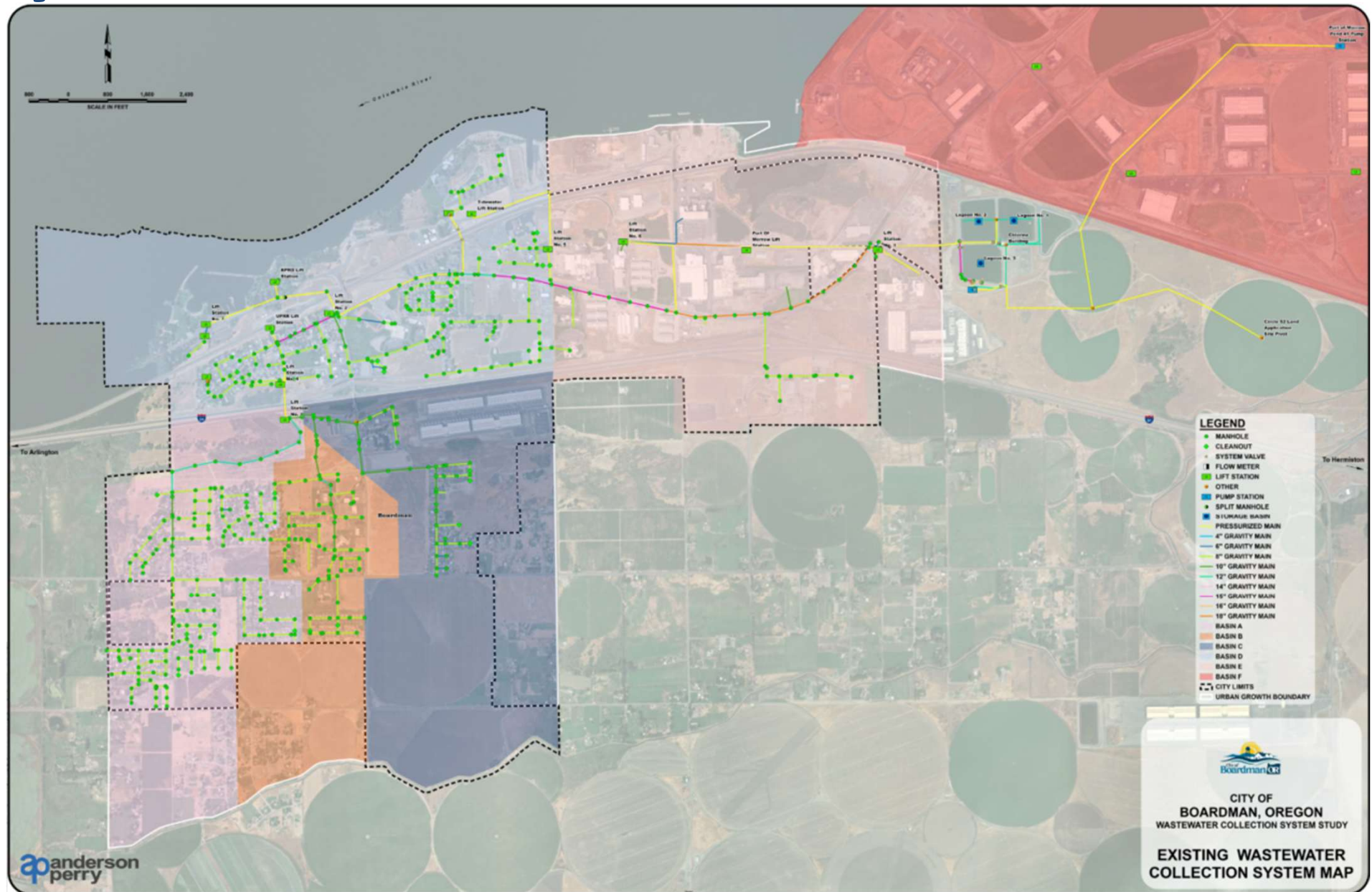


Figure 2-1 Existing Wastewater System

DESIGN CRITERIA

Section 4, Item A.

	Existing 2025	Future 2046
Population ¹	5,820	7,633
AAF, MGD ²	0.391	0.511
Per Capita Flow, gpcd	67	67
I/I ³ , MGD	0.145	0.145
AWWF, MGD ⁴	0.432	0.553
Per Capita Flow, gpcd	75	72
Base Wastewater Flow, MGD ⁵	0.246	0.366
Per Capita Flow, gpcd	48	48
Maximum Daily Flow, MGD ⁶	0.625	0.745
Per Capita Flow, gpcd	109	98
Peak Hourly Flow, MGD ⁷	1.245	1.570
Per Capita Flow, gpcd	214	214
Average Influent BOD ₅ , mg/L	273	274
lbs/day ⁸	891	1168
lbs/capita/day	0.15	0.15
Average Influent TSS, mg/L	324	325
lbs/day ⁸	1056	1385
lbs/capita/day	0.18	0.18

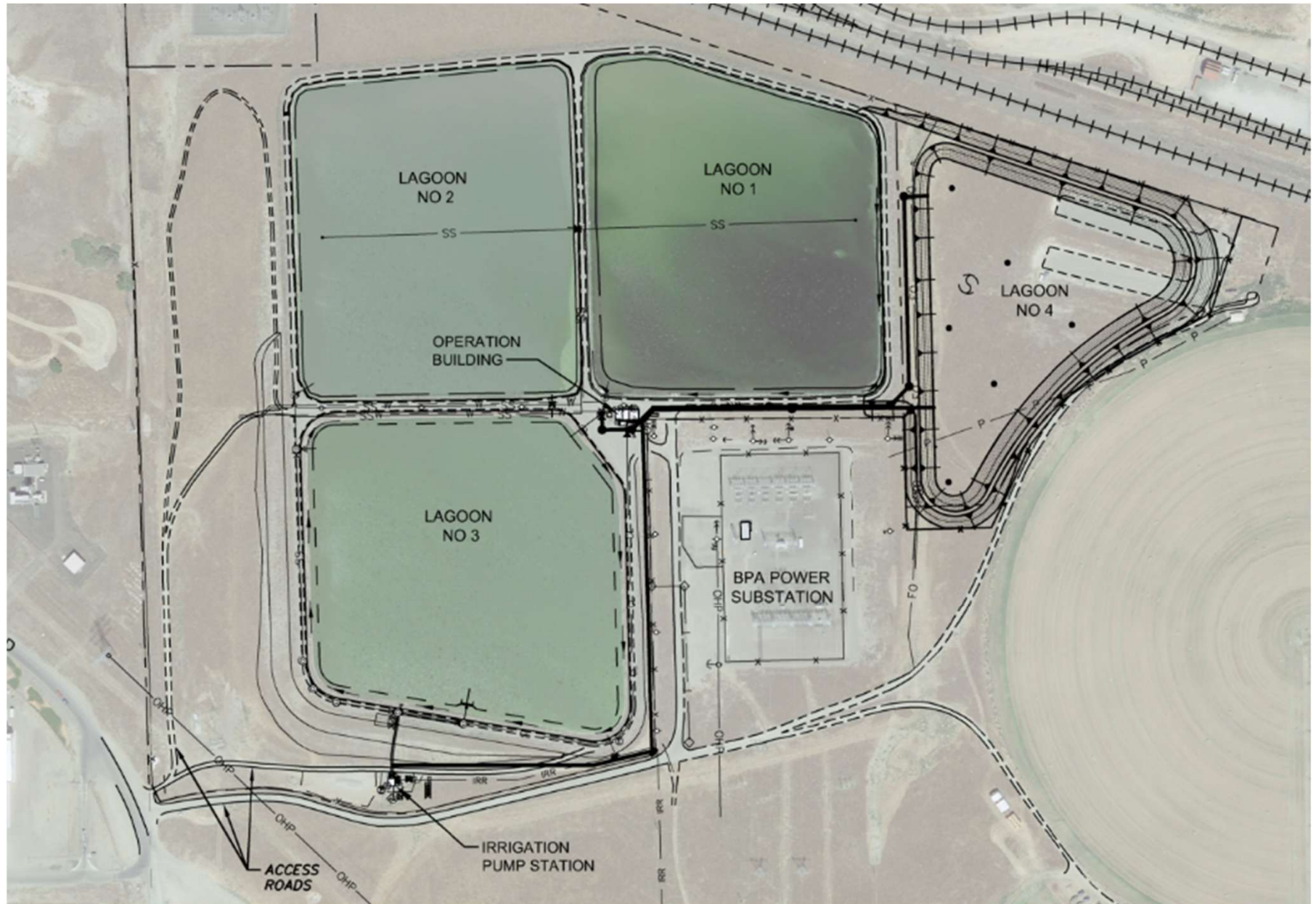
Figure 2-4 Design Criteria

Section 4, Item A.



WWTF Improvement Options

Section 4, Item A.



Growth Driven Improvements

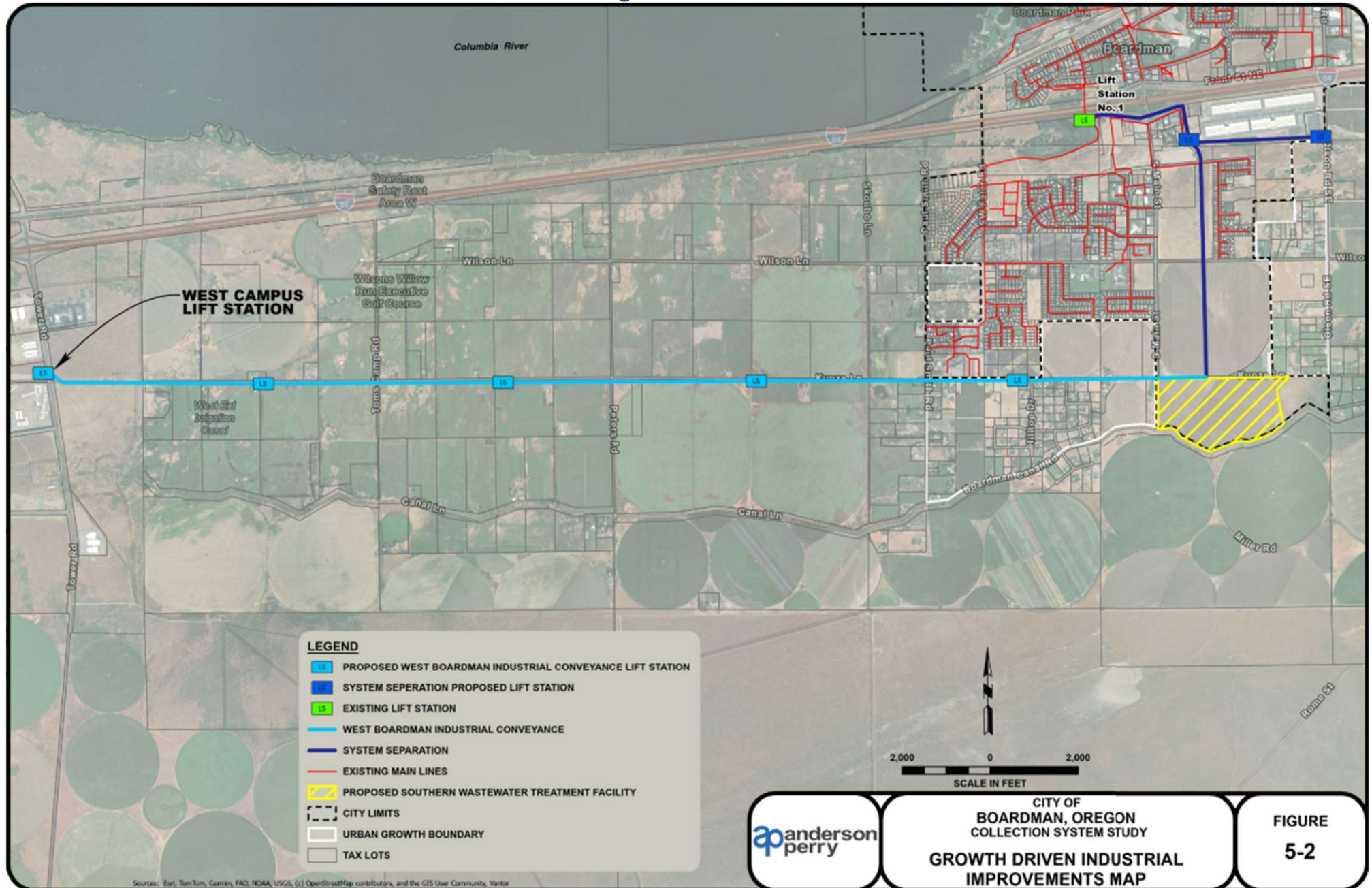


Figure 5-2 Growth Driven Industrial Improvements Map

Comments and/or Questions

Mike Lees, P.E.

mlees@andersonperry.com

(541) 963-8309



BEFORE THE LAND USE BOARD OF APPEALS
OF THE STATE OF OREGON

CENTRAL OREGON LANDWATCH,
Petitioner,

vs.

DESCHUTES COUNTY,
Respondent,

and

CENTRAL OREGON IRRIGATION DISTRICT and
POHAKU FARMS DEVELOPMENT LLC,
Intervenors-Respondents.

LUBA No. 2024-080

FINAL OPINION
AND ORDER

Appeal from Deschutes County.

Rory Isbel filed the petition for review and reply brief and argued on behalf of petitioner.

Stephanie Marshall filed the respondent's brief and argued on behalf of respondent.

D. Adam Smith represented intervenors-respondents.

BASSHAM, Board Member; ZAMUDIO, Board Chair; WILSON, Board Member, participated in the decision.

REMANDED

04/13/2026

You are entitled to judicial review of this Order. Judicial review is

1 governed by the provisions of ORS 197.850.

NATURE OF THE DECISION

Petitioner appeals a board of commissioners decision adopting, on reconsideration, an updated comprehensive plan.

FACTS

In 2011, the county adopted the 2010 Deschutes County Comprehensive Plan (2010 DCCP), which was acknowledged to comply with the Statewide Planning Goals. In 2022, the county began developing an update to the 2010 DCCP. The county planning commission held numerous meetings and gathered public input in various ways. On August 30, 2023, the county notified the Department of Land Conservation and Development (DLCD) that it proposed to “repeal and replace” the 2010 DCCP via the post-acknowledgment plan amendment (PAPA) process, at ORS 197.610(1).¹ Record 4865, 4953.² The planning commission conducted its first evidentiary hearing on the proposal on

¹ ORS 197.610(1) provides, in relevant part:

“Before a local government adopts a change, including additions and deletions, to an acknowledged comprehensive plan or a land use regulation, the local government shall submit the proposed change to the Director of [DLCD]. * * * [T]he proposed change must be submitted at least 20 days before the local government holds the first evidentiary hearing on adoption of the proposed change. * * *”

² We follow the parties in citing to the county’s original record filed December 6, 2024, as “Record,” to the Amended Record filed on October 31, 2025, following its decision on reconsideration, as “ReconRecord,” and to the Supplement filed October 31, 2025, as “SuppRecord.”

1 October 26, 2023, followed by other hearings. The planning commission
2 recommended approval of the proposed updates. The board of commissioners
3 held its first public hearing on April 10, 2024, followed by others. On October 2,
4 2024, the board of commissioners adopted, via Ordinance 2024-007, the
5 Deschutes County 2040 Comprehensive Plan (2040 DCCP), repealing and
6 replacing the 2010 DCCP. Record 23.

7 Petitioner appealed the ordinance adopting the 2040 DCCP to LUBA, and
8 filed a petition for review. The county thereafter withdrew the decision for
9 reconsideration, pursuant to ORS 197.830(13)(b) and OAR 661-010-0021. On
10 reconsideration, the board of commissioners conducted evidentiary hearings on
11 April 23 and May 21, 2025, limited to the issues raised in the petition for review.
12 SuppRecord 3; ReconRecord 27. The written record was held open until May 28,
13 2025. On June 11, 2025, the board of commissioners deliberated and voted to
14 adopt a revised version of the 2040 DCCP. The first reading of the ordinance to
15 adopt the revised 2040 DCCP occurred on June 25, 2025. However, the second
16 reading did not follow. On the following day, LUBA issued a decision in *Central*
17 *Oregon Landwatch v. Deschutes County*, LUBA No 2025-015 (June 26, 2025)
18 (*Destiny Court*). The *Destiny Court* decision concerned, in part, the interpretation
19 and application of 2010 DCCP Policy 3.3.1. In response, on July 22, 2025, the
20 board of commissioners re-opened the written record to accept testimony
21 regarding DCCP provisions implicated by *Destiny Court*, and to address a new
22 DCCP policy proposed by planning staff. ReconRecord 1311. The re-opened

1 record closed on August 1, 2025. Petitioner submitted testimony during the open
2 record period.

3 On August 11, 2025, the board of commissioners held a meeting to
4 deliberate. That meeting was not open to submission of evidence or testimony.
5 During the meeting, county staff proposed new or amended comprehensive plan
6 policies, Policies 10.1.1, 10.1.2, and 10.1.3, to respond to comments received
7 during the re-opened record period.³ The commissioners deliberated and voted to
8 approve the 2040 DCCP, including the staff-recommended Policies 10.1.1,
9 10.1.2, and 10.1.3. On August 27, 2025, the board of commissioners conducted
10 a second reading of the ordinance, and issued the decision on reconsideration,
11 adopting a revised version of the 2040 DCCP that included the three policies.
12 That meeting was not open to submission of evidence or testimony. Petitioner
13 then filed an amended notice of intent to appeal.

14 **FIRST ASSIGNMENT OF ERROR**

15 Petitioner contends that the county committed procedural error, by
16 proposing and approving three DCCP policies at the August 11, 2025, board of
17 commissioners meeting at which the commissioners deliberated on the proposed
18 2040 DCCP, all without providing petitioner and other parties the notice required

³ Policy 10.1.1 sets a 10-acre minimum for new rural residential parcels. Policies 10.1.2 and 10.1.3 set a minimum parcel size and average densities for cluster or planned unit development. Those policies are set out in full below. See n 11.

1 by ORS 197.610(6) and without conducting a hearing, as required under county
2 code. *See* ORS 197.835(9)(a)(B) (LUBA shall reverse or remand a land use
3 decision if the decision-making body “[f]ailed to follow the procedures
4 applicable to the matter before it in a manner that prejudiced the substantial rights
5 of the petitioner[]”). As discussed below, ORS 197.610(6) requires in some
6 circumstances that when a local government alters a PAPA proposal already
7 under consideration, the local government must provide additional notice to
8 DLCD, which in turn notifies interested parties of the proposed alteration.

9 **A. Waiver**

10 The county responds, initially, that petitioner failed to object to the alleged
11 procedural error during the proceedings below, and thus the alleged error is
12 waived and outside LUBA’s scope of review. Because the challenged decision is
13 a legislative decision, traditional “raise-it-or-waive-it” obligations embodied in
14 ORS 197.797(1) do not apply.⁴ Nonetheless, the county argues that LUBA has
15 long held that, even for legislative decisions, where a party has the opportunity
16 to object to a procedural error, but fails to do so, the error cannot be advanced
17 before LUBA. *Torgeson v. City of Canby*, 19 Or LUBA 511, 519 (1990); *Dobaj*
18 *v. Beaverton*, 1 Or LUBA 237, 241 (1980).

⁴ ORS 197.797(1) applies to quasi-judicial land use proceedings, and generally limits issues that can be raised at LUBA to issues that were raised during the proceedings below.

Petitioner responds that during the reconsideration proceedings it generally argued to the county that the alterations proposed on reconsideration require new notice to DLCD under ORS 197.610(6). ReconRecord 1952. As for the three policies proposed at the August 11, 2025 meeting and adopted at the August 27, 2025 meeting, petitioner argues that the record had closed before those meetings, and petitioner had no opportunity to lodge any objections to those three policies at those meetings, which were not evidentiary hearings open to public comment. We agree with both responses. Petitioner's arguments at ReconRecord 1952 were sufficient to put the county on notice that petitioner believed that proposed alterations to the DCCP during reconsideration require new notice under ORS 197.610(6). And petitioner had no fair opportunity to lodge specific objections to the proposal and adoption of the three policies at the August 11 and 27, 2025 meetings, because those meetings were held after the evidentiary record closed and were not open to public testimony.

B. ORS 197.610(6) and OAR 660-018-0045

As noted, ORS 197.610(1) requires that the county send initial notice of a proposed PAPA to DLCD at least 20 days prior to the first evidentiary hearing. The notice must include the information set out in ORS 197.610(3), including the text of the proposed change.⁵ Based on the information provided, DLCD sends

⁵ ORS 197.610(3) provides, as relevant:

1 notice of the proposed changes to persons that have requested such notice, as well
2 as persons generally interested in such matters, via e-mail and other electronic
3 forms of notice. ORS 197.610(4).⁶ There is no dispute in the present case that in

“Submission of the proposed change must include all of the following materials:

“(a) The text of the proposed change to the comprehensive plan or land use regulation implementing the plan;

“* * * * *

“(c) A brief narrative summary of the proposed change and any supplemental information that the local government believes may be useful to inform the director or members of the public of the effect of the proposed change;

“(d) The date set for the first evidentiary hearing;

“(e) The form of notice or a draft of the notice to be provided under ORS 197.797, if applicable; and

“(f) Any staff report on the proposed change or information describing when the staff report will be available, and how a copy of the staff report can be obtained.”

⁶ ORS 197.610(4) provides:

“The director shall cause notice of the proposed change to the acknowledged comprehensive plan or the land use regulation to be provided to:

“(a) Persons that have requested notice of changes to the acknowledged comprehensive plan of the particular local government, using electronic mail, electronic bulletin board, electronic mailing list server or similar electronic method; and

1 August 2023 the county initially complied with ORS 197.610(1), by sending
2 notice to DLCD at least 20 days prior to the initial evidentiary hearing before the
3 planning commission. Record 4953.

4 If during the course of the proceedings on a PAPA the proposal changes
5 “to such an extent that the materials submitted no longer reasonably describe the
6 proposed change,” then ORS 197.610(6) requires the county to send a new notice
7 to DLCD and to “provide a summary of the alterations along with any alterations
8 to the proposed text or map” to DLCD “at least 10 days before the final
9 evidentiary hearing on the proposal.”⁷ Upon receiving such notice, DLCD then

“(b) Persons that are generally interested in changes to
acknowledged comprehensive plans, by posting notices
periodically on a public website using the Internet or a similar
electronic method.”

⁷ ORS 197.610(6) provides:

“If, after submitting the materials described in subsection (3) of this
section, the proposed change is altered to such an extent that the
materials submitted no longer reasonably describe the proposed
change, the local government must notify [DLCD] of the alterations
to the proposed change and provide a summary of the alterations
along with any alterations to the proposed text or map to the director
at least 10 days before the final evidentiary hearing on the proposal.
The director shall cause notice of the alterations to be given in the
manner described in subsection (4) of this section. Circumstances
requiring resubmission of a proposed change may include, but are
not limited to, a change in the principal uses allowed under the
proposed change or a significant change in the location at which the
principal uses would be allowed, limited or prohibited.” (Emphasis
added.)

1 sends notice of the alteration to interested parties. OAR 660-018-0045
2 implements ORS 197.610(6) and elaborates on the statutory requirements.⁸ That

⁸ OAR 660-018-0045 provides, as relevant:

“(1) If, after initially submitting the notice and accompanying materials under OAR 660-018-0020, a proposed change to an acknowledged comprehensive plan or land use regulation is altered to such an extent that the materials submitted no longer reasonably describe the proposed change, the local government must, *at least 10 days before the final evidentiary hearing on the proposal*:

“(a) Notify the department of the alterations to the proposed change, and

“(b) Provide a summary of the alterations along with any alterations to the proposed text or map and other materials described in OAR 660-018-0020.

“* * * * *

“(3) Circumstances requiring resubmission of a proposed change to a comprehensive plan or land use regulation under this rule may include, but are not limited to:

“(a) Alteration of the proposed principal uses that would be allowed under the proposed change to the comprehensive plan or land use regulations;

“(b) A significant change in the location at which the principal uses would be allowed, limited or prohibited; or

“(c) A significant change in the conditions or restrictions that would be applied to a proposed use.” (Emphasis added.)

1 statute and administrative rule require the county to provide notice of the
2 alteration at least ten days before the final evidentiary hearing on the PAPA. The
3 notice and timing requirement together allow interested parties to participate and
4 address the alterations that triggered the PAPA re-notice requirement.

5 In the present case, the final evidentiary hearing occurred on May 21, 2025
6 and the re-opened record closed on August 1, 2025. Petitioner is correct that, after
7 the re-opened evidentiary record closed to all parties, county staff presented to
8 the board of commissioners at the August 11, 2025 meeting a revised 2040 DCCP
9 with three proposed new or revised policies, 10.1.1, 10.1.2, and 10.1.3. At that
10 same meeting, the commissioners deliberated and voted to adopt the 2040 DCCP,
11 including the three policies proposed by staff. Understanding how the county got
12 to these proposed policies requires some additional background.

13 As noted, LUBA's *Destiny Court* decision, issued on June 26, 2025,
14 required the county to interpret the 2010 DCCP, specifically 2010 DCCP policy
15 3.3.1.⁹ *Destiny Court* was a quasi-judicial zone change decision, but the county

⁹ 2010 DCCP Policy 3.3.1 was part of 2010 DCCP section 3.3, Rural Housing Policies, and provided:

“Except for parcels in the Westside Transect Zone, the minimum parcel size for new rural residential parcels shall be 10 acres.”

As originally proposed in 2023 and approved in 2024, the 2040 DCCP eliminated the Rural Housing policies section and, as far as we can tell or the parties advise, did not carry forward the 10-acre minimal parcel size requirements of 2010 DCCP Policy 3.3.1 into any 2040 DCCP policies.

1 apparently felt that the interpretative issue in that case was relevant to the present
2 legislative proceedings to amend the DCCP, on reconsideration. As discussed
3 below, 2010 DCCP policy 3.3.1 is related to the three 2040 policies – 10.1.1,
4 10.1.2, and 10.1.3 – at issue in this appeal, and in fact 2040 Policy 10.1.1 as
5 adopted is essentially a renumbered version of 2010 DCCP Policy 3.3.1.

6 On July 21, 2025, the commissioners adopted Order 2025-030, which
7 ordered that the record in the 2040 DCCP proceedings be re-opened to allow new
8 testimony and evidence regarding the *Destiny Court* decision, minimum lot size
9 for rural residential areas, and cluster and planned unit development provisions.
10 ReconRecord 1314. The next day, July 22, 2025, county staff sent a “notice of
11 re-opened record” via email to interested parties on record with the county.
12 ReconRecord 1310-1326. The staff notice stated that staff proposed a new DCCP
13 policy 10.1.1, as follows:

14 “Policy 10.1.1. Except for parcels in the Westside Transect Zone,
15 the minimum lot or parcel size for new residential parcels shall be
16 10 acres. Notwithstanding, for cluster or planned unit development,
17 the minimum lot or parcel size for new residential parcels shall be
18 no less than 2 acres and must demonstrate compliance with
19 applicable provisions of OAR 660-004.” ReconRecord 1311.

That 10-acre minimal parcel size was apparently resurrected in 2040 DCCP Policy 10.1.1, discussed below.

1 That July 22, 2025 email notice was not, apparently, intended to constitute or
2 function as a notice of an altered PAPA under ORS 197.610(6).¹⁰ Nonetheless,
3 both petitioner and a DLCD representative received copies of the notice or
4 otherwise learned of the re-opened record, as both petitioner and the DLCD
5 representative submitted comments on the proposed Policy 10.1.1, during the
6 open record period ending August 1, 2025. ReconRecord 809-11, 821-23.

7 At the board of commissioners August 11, 2025 meeting, staff presented a
8 revised version of the draft 2040 DCCP that included new and revised policies
9 10.1.1, 10.1.2, and 10.1.3.¹¹ The commissioners voted to adopt this version of the

¹⁰ As we understand it, providing notice to DLCD under ORS 197.610(1) and (6) is currently accomplished in one of three ways: by (1) mailing a hard-copy of a DLCD paper form with supporting materials, (2) emailing digital copies of the DLCD notice form with supporting materials, or (3) uploading the notice and supporting materials to the DLCD website, via a special portal called “PAPA Online.” The county does not argue, and the record does not reflect, that the county provided DLCD with notice under ORS 197.610(6) using any of these methods, regarding the text of proposed policies 10.1.1, 10.1.2, or 10.1.3.

¹¹ As proposed and then adopted, 2040 DCCP Policies 10.1.1, 10.1.2, and 10.1.3 provide:

“Policy 10.1.1. Except for parcels in the Westside Transect Zone, the minimum lot or parcel size for new rural residential parcels shall be 10 acres.

“Policy 10.1.2. Notwithstanding Policy 10.1.1, for cluster or planned unit development on property in a rural residential area as of October 4, 2000, the minimum lot or parcel size for new residential parcels shall be no less than 2 acres, with the option of having average densities of less than 10 acres when factoring the

1 2040 DCCP, including the three policies. The text of the three policies differs
2 significantly from any policy revisions proposed in the county's initial notice to
3 DLCD under ORS 197.610(1), in August 2023, or the initially adopted version
4 in October 2024. The revised text even differs from the text of draft Policy 10.1.1
5 that staff set out in the July 22, 2025 notice, which did not include provisions to
6 allow cluster or planned unit development on non-resource land.

7 As explained above, under ORS 197.610(6) and OAR 660-018-0045(1),
8 whether alteration of a PAPA requires new notice depends on whether "the
9 proposed change is altered to such an extent that the materials submitted no
10 longer reasonably describe the proposed change." OAR 660-018-0045(3) sets out
11 a nonexclusive list of circumstances that require the county to provide DLCD a
12 new PAPA notice, including "[a]lteration of the proposed principal uses that
13 would be allowed under the proposed change" and a "significant change in the
14 location at which the principal uses would be allowed, limited or prohibited[.]"

open space tract, in compliance with OAR 660-004-0040(4)(b),
(6)(a), and (8).

"Policy 10.1.3. Notwithstanding Policy 10.1.1, for cluster or
planned unit development on property not in a rural residential area
in effect as of October 4, 2000, and limited to properties that have
received a Goal 3 exception, Goal 4 exception, or a non-resource
land designation per OAR 660-004-0005(3), the minimum lot or
parcel size for new residential parcels shall be no less than 2 acres
with average densities of no less than 10 acres when factoring the
open space tract, subject to OAR 660-004-0040(8) and OAR 660-
004-0040(3)(c)(F)." ReconRecord 122.

1 One of the alterations proposed on August 11, 2025, policy 10.1.3, purports to
2 authorize cluster and planned unit development on non-resource lands, which no
3 previous version of the draft 2040 DCCP had proposed. We address petitioner's
4 substantive challenges to those policies under the second assignment of error. For
5 purposes of this procedural challenge, we agree with petitioner that that alteration
6 alone seems to allow different principal uses than earlier versions, as well as
7 change the location where principal uses could be allowed, namely, to include
8 non-resource lands. That single alteration alone seems to trigger application of
9 either OAR 660-018-0045(3)(a) or (b).

10 The county argues that the text of policies 10.1.1, 10.1.2, and 10.1.3
11 proposed and approved at the August 11, 2025 meeting are not substantively
12 different than the text of the draft version of policy 10.1.1 proposed by staff in
13 the July 22, 2025 notice. However, the version of policy 10.1.1 proposed by staff
14 on July 22, 2025, did not propose to extend cluster and planned unit development
15 to non-resource lands. In any case, we note that what is compared under ORS
16 197.610(6) and OAR 660-018-0045(1) is the text or map of the proposed PAPA
17 as *originally submitted* to DLCD, or at least the most recently submitted, against
18 later proposed alterations. The point of comparison is not *intermediate* versions
19 that were *not* noticed to DLCD under ORS 197.610(1) or (6). The county does
20 not contend, and it does not appear to be the case, that the county ever sent DLCD
21 notice of the draft version of policy 10.1.1 proposed on July 22, 2025 (or any
22 other intermediate version), pursuant to ORS 197.610(1) or (6).

1 The initial notice to DLCD pursuant to ORS 197.610(1) was sent August
2 30, 2023, prior to the first evidentiary hearing before the planning commission.
3 Record 4953 (receipt of notice), 4954-5064 (text of proposed amendment). The
4 draft version of the 2040 DCCP that was submitted to DLCD on August 30, 2023,
5 may well have been altered before the planning commission, as well as before
6 the board of commissioners before the board adopted the final version a year
7 later, on October 2, 2024. As discussed, the county withdrew the adopted version
8 for reconsideration, to address issues raised in petitioner's initial petition for
9 review to LUBA. On reconsideration, the county conducted multiple evidentiary
10 proceedings on a revised proposal, and the board voted to adopt an amended
11 version of the 2040 DCCP in response to the issues raised in the petition for
12 review and the testimony on reconsideration. As far as we are informed, the
13 county did not, over the course of two years of proceedings on the PAPA, ever
14 provide notice to DLCD under ORS 197.610(6) of any proposed individual, or
15 cumulative, alteration.¹²

16 In any case, we agree with petitioner that at least the last alteration
17 described above, the introduction of policies 10.1.1, 10.1.2, and 10.1.3 on August

¹² County staff did advise DLCD by email that the county had withdrawn the record on reconsideration, and asked DLCD whether the county should send DLCD "new proposal information." SuppRecord 11 (March 6, 2025 email). DLCD staff replied in the affirmative. SuppRecord 10-11. However, if the county thereafter ever sent DLCD any "new proposal information," the record does not reflect that such submissions were made pursuant to ORS 197.610(6).

1 11, 2025, constituted an alteration to allowed uses or a change in the location of
2 allowed uses, compared to the original version noticed on August 30, 2023, thus
3 triggering the requirements for new notice to DLCD under OAR 660-018-0045
4 and ORS 197.610(6). *See Save TV Butte v. Lane County*, 80 Or LUBA 422 (2019)
5 (altering a proposed PAPA on remand from LUBA to reduce the geographic
6 extent of the PAPA from 107 acres to 46 acres was significant enough to require
7 new notice under ORS 197.610(6)). As far as we are informed, the original PAPA
8 noticed to DLCD did not include a minimum 10-acre parcel size in rural
9 residential areas, or include any provisions authorizing cluster or planned unit
10 developments in rural residential exception areas, on lots as small as two acres.
11 Importantly, neither the original PAPA submittal, nor any intermediate version
12 cited to us, purported to authorize cluster or planned unit developments on non-
13 resources lands. As discussed above, that alteration alone seems to allow different
14 principal uses than the original submitted version, as well as to change the
15 location where principal uses could be allowed, to include non-resource lands.¹³

16 In sum, we agree with petitioner that the modifications proposed at the
17 August 11, 2025 meeting altered the proposed PAPA “to such an extent that the
18 materials submitted” in the August 30, 2023 notice “no longer reasonably

¹³ As discussed below under the second assignment of error, allowing cluster or planned unit development on non-resource lands is not authorized by the administrative rules implementing Statewide Planning Goal 14 (Urbanization).

1 describe the proposed change[.]” ORS 197.610(6). Accordingly, the county erred
2 in failing to provide DLCD with the notice required by ORS 197.610(6).

3 **C. ORS 197.610(6) and Prejudice to Petitioner**

4 Finally, the county argues that even if petitioner establishes that the county
5 committed procedural error in failing to send notice under ORS 197.610(6),
6 petitioner has not demonstrated that the alleged procedural error prejudiced
7 *petitioner’s* substantial rights. The county argues that petitioner participated in
8 public hearings and submitted testimony at several points, including during the
9 open record period ending August 1, 2025. The county contends that petitioner
10 has not demonstrated that any procedural error regarding notice to DLCD or the
11 three policies proposed and approved on August 11, 2025 prejudiced petitioner’s
12 substantial rights to participate in the reconsideration proceedings.

13 We agree with petitioner that the record establishes prejudice to petitioner.
14 As discussed, the county proposed substantive modifications to the 2040 DCCP
15 at the August 11, 2025 meeting, and the board of commissioners approved those
16 modifications at the same meeting. That meeting occurred after the evidentiary
17 record closed and without any opportunity for petitioner to participate or provide
18 testimony. ORS 197.610(6) and OAR 660-018-0045 require the county to
19 provide notice of the alternation at least 10 days before the final evidentiary
20 hearing on the PAPA. That did not occur here. The fact that petitioner was
21 permitted to provide earlier testimony with respect to a substantially different
22 PAPA proposal does not obviate the prejudice resulting from the adoption of the

1 three policies at the August 11, 2025 meeting. This part of the first assignment of
2 error is sustained. On remand, the county must provide the required notice and
3 hold a final evidentiary hearing.

4 **D. Deschutes County Code (DCC) 22.12.010**

5 DCC 22.12.010 provides that:

6 “No legislative change shall be adopted without review by the
7 Planning Commission and a public hearing before the Board of
8 County Commissioners. Public hearings before the Planning
9 Commission shall be set at the discretion of the Planning Director,
10 unless otherwise required by state law.”

11 In addition to arguments under ORS 197.610(6), petitioner argues that the board
12 of commissioners action in adopting the three policies that were proposed at the
13 August 11, 2025 meeting, without first reviewing those proposed amendments as
14 part of the public evidentiary hearings and proceedings, also violated DCC
15 22.12.010.

16 The county offers no response to petitioner’s arguments under DCC
17 22.12.010. In the absence of any response, we agree with petitioner that, on
18 remand to correct the errors described above with respect to ORS 197.610(6), the
19 county should also address the requirements of DCC 22.12.010, and ensure that
20 its proceedings on remand are consistent with that code provision.

21 **E. Repeal and Replace**

22 Petitioner also argues that the initial notice of the proposed PAPA
23 submitted in August 2023 describes the PAPA as a proposal to “Repeal and

1 Replace 2010 Comprehensive Plan with Deschutes County 2040 Comprehensive
2 Plan Update.” ReconRecord 1956, 1961. Petitioner contends that on
3 reconsideration county staff took the position that the PAPA was not a full repeal
4 and replacement of the 2010 DCCP, but rather a less comprehensive “update” of
5 the 2010 DCCP, with many 2010 DCCP provisions carried forward unchanged
6 or with minimal changes. Petitioner argues that this re-characterization of the
7 2040 DCCP from “repeal and replace” to a mere “update” was apparently
8 intended to limit the scope of petitioner’s challenges to the 2040 DCCP under
9 Goal 14.

10 According to petitioner, this recharacterization changed the nature of the
11 PAPA to such an extent that, for that reason alone, it should be viewed as an
12 alteration for purposes of ORS 197.610(6), requiring the county to submit a
13 notice to DLCD under that statute.

14 The county responds, and we agree, that the staff description of the PAPA
15 during the reconsideration proceedings as an “update” does not represent an
16 “alteration” for purposes of ORS 197.610(6). Notably, petitioner does not attempt
17 to fit the supposed alteration into any of the three categories of qualifying
18 alterations described at OAR 660-018-0045(3)(a) through (c), or argue why the
19 supposed alteration is similar to any of the non-exclusive categories listed in the
20 rule. Moreover, the staff characterization of the PAPA as an “update” did not
21 change any actual text in the PAPA, or refer to any textual or graphic change. As
22 discussed above, the county made significant changes to the text of the 2040

1 DCCP on reconsideration, but petitioner has not established that any of those
2 textual changes reflect a substantive difference between a “replacement” and a
3 comprehensive “update.” We agree with the county that whether the PAPA is
4 described as a replacement or update to the 2010 DCCP is a distinction that, as
5 far as petitioner has established, does not make a difference, for purposes of ORS
6 197.610(6). Petitioner’s arguments on this point do not establish procedural error.

7 The first assignment of error is sustained, in part.

8 **SECOND ASSIGNMENT OF ERROR**

9 Under the second assignment, petitioner argues that 2040 DCCP policy
10 10.1.3 conflicts with state law at OAR 660-004-0040, as well as zoning code
11 provisions at DCC 18.32, DCC 18.60, and DCC 18.128. We have sustained
12 petitioner’s procedural first assignment of error, which requires remand for the
13 county to provide statutorily required notice and evidentiary hearing before its
14 consideration and adoption of policy 10.1.3. Because new issues could be raised
15 regarding policy 10.1.3 on remand, and the text of that policy might change in
16 response, it might be prudent to decline resolving the merits of an assignment of
17 error that challenges the current text of policy 10.1.3. However, this legislative
18 decision already has a lengthy multi-year history, both initially and on
19 reconsideration. Time is of the essence in reaching final decisions in matters
20 involving land use. ORS 197.805. In furtherance of that policy, ORS
21 197.835(11)(a) directs LUBA to decide all issues that are sufficient for review
22 when reversing or remanding a decision. In our view, the legislative policy of

1 finality, as well as judicial efficiency, would likely be better served in this
2 instance by addressing petitioner's facial challenges to the current text of policy
3 10.1.3, notwithstanding that remand is necessary for new evidentiary hearing to
4 allow the parties to present testimony regarding the text of policy 10.1.3.

5 **A. OAR 660-004-0040**

6 OAR 660-004-0040 is an administrative rule implementing Goal 14. Goal
7 14 is "[t]o provide for an orderly and efficient transition from rural to urban land
8 use, to accommodate urban population and urban employment inside urban
9 growth boundaries, to ensure efficient use of land, and to provide for livable
10 communities." Generally, converting rural land to urban uses is not consistent
11 with Goal 14, and requires taking an exception to the goal. *1000 Friends of*
12 *Oregon v. LCDC (Curry Co.)*, 301 Or 447, 477, 724 P2d 268 (1986) (*Curry*
13 *County*). However, the court in *Curry County* noted that there is no controlling
14 definition of what constitutes an "urban" or "rural" residential use. The terms
15 "rural" and "urban" have not been defined in statute, goal, or rule. The court
16 concluded that residential development at a density of one dwelling per 10 acres
17 is generally not an urban use, while half-acre residential lots served by
18 community water and sewer clearly are urban uses. However, between these two
19 extremes there was no bright line. *Id.* at 504-06. The court concluded that, absent
20 guidance from the Land Conservation and Development Commission (LCDC)
21 on this point, any determination whether uses allowed under land use legislation

1 are “urban” or “rural” will depend greatly on the context, including the locale and
2 the factual situation at a specific site. *Id.* at 504 n 33.

3 Subsequently, in *Shaffer v. Jackson County*, 17 Or LUBA 922 (1989),
4 LUBA elaborated on the *Curry County* test, concluding that, in the absence of
5 LCDC guidance, determining whether use of rural land is impermissibly “urban”
6 will depend on a multi-factor analysis of the specific circumstances, including
7 parcel size, intensity of use, necessity of urban facilities, and proximity to an
8 urban growth boundary. 17 Or LUBA at 928.

9 In 2000, LCDC adopted OAR 660-004-0040, which specifies how Goal
10 14 “applies to rural lands in acknowledged exception areas planned for residential
11 uses.” OAR 660-004-0040(1). The rule applies explicitly only to “rural
12 residential areas,” which are defined in relevant part as lands for which an
13 exception to Statewide Planning Goal 3 (Agricultural Lands), Statewide Planning
14 Goal 4 (Forest Lands), or both, have been taken. OAR 660-004-0040(3)(a); OAR
15 660-004-0040(2)(f). In this opinion, we refer to these lands as “exception areas.”
16 OAR 660-004-0040(3)(c) excludes various other types of land from the scope of
17 sections (1) through (9) of the rule, including “non-resource land, as defined in
18 OAR 660-004-0005(3).” OAR 660-004-0040(3)(c)(F). In turn, OAR 660-004-
19 0005(3) defines “non-resource land” as land that is “not subject to any of the
20 statewide planning goals listed in OAR 660-004-0010(1)(a) through (g), except
21 subsections (c) and (d).”

1 Within rural residential exception areas, OAR 660-004-0040(8) specifies
2 densities, minimum lot or parcel sizes, and types of residential development that,
3 if it complies with certain standards, LCDC has deemed to be consistent with
4 Goal 14. In relevant part OAR 660-004-0040(8)(e) allows clustered development
5 and planned unit developments within exception areas, subject to certain
6 standards.¹⁴

¹⁴ OAR 660-004-0040(8)(e) provides:

“A local government may authorize a planned unit development (PUD), specify the size of lots or parcels by averaging density across a parent parcel, or allow clustering of new single-family dwellings in a rural residential area only if all conditions set forth in paragraphs (A) through (H) are met:

“(A) The number of new single-family dwellings to be clustered or developed as a PUD does not exceed 10;

“(B) The number of new lots or parcels to be created for new single-family dwellings does not exceed 10;

“(C) None of the new lots or parcels will be smaller than two acres;

“(D) The development is not to be served by a new community sewer system;

“(E) The development is not to be served by any new extension of a sewer system from within an urban growth boundary or from within an unincorporated community;

“(F) The overall density of the development will not exceed one single-family dwelling for each unit of acreage specified in the local government’s land use regulations on October 4, 2000 as the minimum lot size for the area;

1 As discussed, 2040 DCCP policy 10.1.1 imposes a minimum parcel size
2 of 10 acres for rural residential development. Policy 10.1.1 is a renumbered
3 version of 2010 DCCP policy 3.3.1. 2040 DCCP policy 10.1.2 is a new policy
4 that addresses rural residential exception areas that existed on October 4, 2000,
5 the date LCDC adopted OAR 660-004-0040. The rule provides different
6 standards for rural residential uses in exception areas that existed on October 4,
7 2000 and those created after that date. In this assignment of error, petitioner
8 directs no focused challenge to 2040 DCCP policies 10.1.1 and 10.1.2.

9 The focus of petitioner's challenges under this assignment of error is 2040
10 DCCP policy 10.1.3, which provides that, notwithstanding the 10-acre minimum
11 parcel size imposed by policy 10.1.1:

12 "[F]or cluster or planned unit development on property not in a rural
13 residential area in effect as of October 4, 2000, and limited to

"(G) Any group or cluster of two or more single-family dwellings
will not force a significant change in accepted farm or forest
practices on nearby lands devoted to farm or forest use and
will not significantly increase the cost of accepted farm or
forest practices there; and

"(H) For any open space or common area provided as a part of the
cluster or planned unit development under this subsection, the
owner shall submit proof of nonrevocable deed restrictions
recorded in the deed records. The deed restrictions shall
preclude all future rights to construct a dwelling on the lot,
parcel, or tract designated as open space or common area for
as long as the lot, parcel, or tract remains outside an urban
growth boundary."

1 properties that have received a Goal 3 exception, Goal 4 exception,
2 *or a non-resource land designation per OAR 660-004-0005(3)*, the
3 minimum lot or parcel size for new residential parcels shall be no
4 less than 2 acres with average densities of no less than 10 acres when
5 factoring the open space tract, subject to OAR 660-004-0040(8) and
6 OAR 660-004-0040(3)(c)(F).” (Emphasis added).

7 Petitioner argues that 2040 DCCP policy 10.1.3 is inconsistent with OAR
8 660-004-0040, because it purports to authorize on non-resource land cluster and
9 planned unit development pursuant to OAR 660-004-0040(8), even though OAR
10 660-004-0040(8) expressly applies only to exception areas, and expressly does
11 not apply to non-resource land. *See Sommer v. Josephine County*, 49 Or LUBA
12 134, 157, *aff’d*, 201 Or App 528, 120 P3d 927 (2005) (OAR 660-004-0040 does
13 not apply to non-resource land); *Rogue Advocates v. Jackson County*, 60 Or
14 LUBA 392, 408-09 (2010) (a county errs in interpreting its rural residential zone,
15 which implements OAR 660-004-0040, to apply to non-resource lands); *1000*
16 *Friends of Oregon v. Josephine County*, LUBA No 2021-116 (June 2, 2022) (a
17 county errs in relying on OAR 660-004-0040 to conclude that designation of land
18 as non-resource land to allow five-acre residential lots is consistent with Goal 14)
19 (slip op at 22-23). Petitioner argues that to amend its land use legislation to
20 authorize cluster or planned unit development on non-resource land, the county
21 must demonstrate that that authorization is consistent with Goal 14, that is, would
22 not allow urban use of rural land, and cannot rely upon OAR 660-004-0040 to
23 either make or avoid that demonstration.

1 The county offers two main arguments in response. First is that, while
2 OAR 660-004-0040 may not apply to non-resource land, and thus does not
3 authorize the county to allow relatively dense cluster and planned unit
4 development on non-resource land, it is permissible for the county to invoke
5 OAR 660-004-0040 as a “safe harbor.” Respondent’s Brief 22. By this we
6 understand the county to argue that because LCDC has deemed that potentially
7 dense cluster and planned unit development in exception areas is consistent with
8 Goal 14, it follows that the same type of development on other lands, including
9 non-resource land, is also necessarily consistent with Goal 14.

10 However, the county cites no authority for its “safe harbor” argument. As
11 discussed below under the fourth assignment of error, the county has worked with
12 DLCD over a number of years to demonstrate that the county’s rural industrial
13 and commercial zones are consistent with Goal 14, in part by allowing only
14 industrial and commercial uses that are limited in scope and intensity well below
15 the scope and intensity allowed by rule in unincorporated rural communities. But
16 in the present case, the county does not cite to any similar history of legislative
17 efforts to demonstrate that allowing higher-density residential uses on non-
18 resource lands is consistent with Goal 14.

19 In addition, we note that the “safe harbor” approach advocated by the
20 county depends upon the allowed uses being significantly less intense than the
21 uses allowed under the inapplicable administrative rule that is invoked. Here,
22 policy 10.1.3 purports to authorize on non-resource lands cluster and planned unit

1 development at the *maximum* density and intensity that is otherwise allowed
2 under OAR 660-004-0040(8) for exception areas. In adopting OAR 660-004-
3 0040, LCDC presumably balanced a number of competing policy considerations,
4 and compromised as needed to reach the ultimate policy balance embodied in the
5 rule. For whatever reason, LCDC expressly chose *not* to include non-resource
6 lands within the scope of the rule, or to deem cluster and planned unit
7 development on non-resource lands to be consistent with Goal 14. To the extent
8 that it is a permissible approach to invoke an expressly inapplicable rule such as
9 OAR 660-004-0040 as a “safe harbor,” in order to demonstrate that a new
10 comprehensive plan policy is consistent with Goal 14, we do not believe that
11 policy can authorize uses at the maximum intensity allowed by the rule. LCDC
12 may be legislatively authorized to walk that tightrope, but not the county.

13 Second, the county argues that policy 10.1.3 does not authorize any
14 development at all, much less cluster and planned unit development on non-
15 resource lands. According to the county, to authorize such development, a
16 landowner must seek approval of site-specific comprehensive plan and zoning
17 amendments that allow cluster and planned unit development. The county argues
18 that during these quasi-judicial PAPA proceedings, the applicant will be required
19 to demonstrate that the proposed PAPA is consistent with Goal 14. The county
20 argues that petitioner can challenge such quasi-judicial decisions, and argue that
21 those PAPAs are inconsistent with Goal 14. We understand the county to argue
22 that in the present legislative proceeding adopting policy 10.1.3, the county is not

1 obligated to show that policy 10.1.3 is facially consistent with Goal 14, but may
2 defer all considerations of Goal 14 to quasi-judicial PAPAs that propose rural
3 residential development.

4 Both the present legislative decision and any future quasi-judicial PAPAs
5 to allow development of non-resource lands are subject to compliance with the
6 Statewide Planning Goals, including Goal 14. But the focus of the Goal 14
7 inquiry is different between a legislative PAPA and a quasi-judicial PAPA. In
8 challenging a legislative decision such as the present one, the petitioner may
9 advance arguments that the adopted text facially conflicts with an applicable
10 statute, goal, administrative rule, or other legal standard, *i.e.*, is categorically
11 incapable of being applied consistently with controlling legal standards. *Rogue*
12 *Valley Assoc. of Realtors v. City of Ashland*, 158 Or App 1, 4, 970 P2d 685, *rev*
13 *den*, 328 Or 594 (1999); *Landwatch Lane County v. Lane County*, 81 Or LUBA
14 279, 280 (2020); *Okray v. City of Cottage Grove*, 47 Or LUBA 297, 301 (2004).

15 If consistency with a goal turns on site-specific facts, such as location or
16 proximity of property to an urban growth boundary, then such challenges can be
17 practicably advanced only in the context of a quasi-judicial PAPA.

18 In the present cases, we understand petitioner to present a facial challenge
19 to policy 10.1.3, that in all circumstances in which it would be applied to
20 authorize cluster or planned development on non-resource lands, the policy
21 would conflict with Goal 14. We disagree with the county that that facial

1 challenge cannot be advanced in the present appeal of the legislative decision
2 adopting policy 10.1.3.

3 The county offers two additional arguments. The county argues that a
4 DLCD representative commented on the version of 2040 DCCP policy 10.1.1
5 that staff proposed in July 2025, and concluded that that version is consistent with
6 OAR 660-004-0040. ReconRecord 811. The county argues that DLCD testimony
7 with respect to that earlier proposal is some evidence that the finally adopted
8 version is consistent with Goal 14. However, as noted, the version of policy
9 10.1.1 proposed in July 2025 did not authorize cluster and planned unit
10 development on non-resource lands. That proposal did not surface until the
11 August 11, 2025 meeting. Neither DLCD, nor any party, had the opportunity to
12 comment on that proposal.

13 Second, the county cites a recent line of cases ending in *Redside*
14 *Restoration v. Deschutes County*, 344 Or App 383, 581 P3d 501 (2025), *rev den*,
15 ___ Or ___ (2026), for the proposition that the county may approve on non-
16 resource lands the same intensity of development that OAR 660-004-0040 allows
17 on rural residential exception lands, provided such decision is made after a quasi-
18 judicial review. However, the county offers no pin cite, and *Redside* does not
19 support that proposition. *Redside* involved quasi-judicial designation of non-
20 resource land, along with a PAPA to allow 10-acre residential parcels, but did
21 not involve either cluster or planned unit development, or the application of OAR
22 660-004-0040.

1 On the merits, we agree with petitioner that 2040 DCCP policy 10.1.3
2 facially conflicts with OAR 660-004-0040 and Goal 14, in that it purports to
3 authorize cluster and planned unit development on non-resource land “subject to”
4 OAR 660-004-0040, even though LCDC expressly and intentionally chose not to
5 extend to non-resource lands the policy choices embedded in the rule. Because
6 policy 10.1.3 invokes the rule as authority contrary to its LCDC-determined
7 scope, the policy is facially inconsistent with the rule and hence with Goal 14.

8 We have examined some of the legislative history leading to LCDC’s
9 adoption of OAR 660-004-0040. Two conclusions are readily discernible from
10 that history. The first confirms our facial reading of the rule that LCDC
11 deliberately chose to exclude non-resource lands from the rule. The second is that
12 LCDC understood that the designation, zoning and development of non-resource
13 lands would continue to be subject to a demonstration of consistency with Goal
14 14, pursuant to the *Curry County/Shaffer* test.

15 Accordingly, we agree with petitioner that in redesignating and rezoning
16 non-resource land, a county cannot rely upon OAR 660-004-0040 to either make
17 or avoid a demonstration of compliance with Goal 14. The rule simply does not
18 apply to non-resource lands, and therefore the required Goal 14 analysis must be
19 conducted as if the rule does not exist. In the absence of the rule, the county’s
20 only option is to demonstrate consistency with Goal 14 using the full multi-factor
21 evaluation described in *Curry County* and *Shaffer*. In expressly invoking the rule
22 to allow cluster and planned unit residential development on non-resource lands,

1 policy 10.1.3 erroneously suggests that consistency with Goal 14 could be
2 demonstrated by simply conforming to the rule, rather than by applying a full
3 site-specific *Curry County/Shaffer* Goal 14 analysis.

4 In addition, we generally agree with petitioner that a full *Curry*
5 *County/Shaffer* analysis is necessary when a quasi-judicial PAPA on non-
6 resource land involves cluster or planned unit development. By their nature,
7 cluster and planned unit residential development are inherently more intensive
8 than traditional rural residential development on large individual lots, and
9 therefore have greater potential to tip the scale toward urban use of rural land,
10 contrary to Goal 14. That general concern may be even more elevated in the
11 context of the county's land use legislation. As discussed below, policy 10.1.3
12 would be implemented by rural residential zones and land use regulations
13 governing cluster and planned unit development, which could potentially allow
14 cluster and planned unit development on non-resource lands at densities and
15 intensities that exceed that contemplated by OAR 660-004-0040 for exception
16 areas.

17 **B. Conflict with Deschutes County Code**

18 Petitioner also argues that policy 10.1.3 conflicts with the two county
19 zones that allow rural residential development.¹⁵ Petitioner cites the seminal case

¹⁵ We repeat the text of 2040 DCCP policy 10.1.3:

1 of *Baker v. City of Milwaukie*, 271 Or 500, 514 (1975), for the proposition the
2 comprehensive plan is controlling over conflicting zoning or land use regulations.
3 While zoning can be more restrictive than applicable plan policies and
4 designations, petitioner argues that zoning cannot be less restrictive, that is, allow
5 development that is more intense than allowed under the applicable plan policies
6 and designations. *Alliance For Responsible Land Use v. Deschutes County*, 33
7 Or LUBA 12, 16, *rev'd on other grounds*, 149 Or App 259, 942 P2d 836 (1997).

8 In the present case, petitioner argues that rural residential development is
9 allowed in two county zones, the Multi-Use Agriculture (MUA) and Rural
10 Residential 10-acre (RR-10) zones, at DCC 18.32 and 18.60, respectively.
11 Petitioner argues that both zones specify a nominal minimum lot size of 10 acres,
12 but allow a “density bonus” for cluster and planned unit development at an
13 equivalent density of one unit per 7.5 acres or, if the property is located within
14 one mile of an urban growth boundary, one unit per five acres.¹⁶ DCC

“Policy 10.1.3. Notwithstanding Policy 10.1.1, for cluster or planned unit development on property not in a rural residential area in effect as of October 4, 2000, and limited to properties that have received a Goal 3 exception, Goal 4 exception, or a non-resource land designation per OAR 660-004-0005(3), the minimum lot or parcel size for new residential parcels shall be no less than 2 acres with average densities of no less than 10 acres when factoring the open space tract, subject to OAR 660-004-0040(8) and OAR 660-004-0040(3)(c)(F).”

¹⁶ As we understand it, “equivalent density” is an average unit density that includes acreage devoted to open space in a cluster or planned unit development.

1 18.32.040(A); DCC 18.60.060(C).¹⁷ Petitioner argues that the “density bonus”
2 allowing an equivalent density of one unit per 7.5 or 5 acres facially conflicts
3 with the ten-acre “average density” imposed by policy 10.1.3.

4 The cluster and planned unit development provisions of the MUA and RR-
5 10 zones are implemented by the conditional use standards at DCC 18.128.200
6 and 18.128.210, which set out specific standards for cluster and planned unit
7 development. Petitioner argues that policy 10.1.3 creates an additional conflict
8 with DCC 18.128.210(D)(3), which provides that no minimum lot area applies
9 within a planned unit development.¹⁸ According to petitioner, DCC

It appears to be the same concept as “average density,” the phrase used in Policy 10.1.3.

¹⁷ On July 1, 2025, the board of commissioners adopted Ordinance 2025-009, which significantly amended the DCC. In relevant part, Ordinance 2025-009 deleted from DCC 18.32 and 18.60 the provisions allowing cluster and planned unit development in the MUA and RR-10 zones, respectively, and moved those provisions to what appears to be a new land use regulation, DCC 18.116.400. Neither party discusses Ordinance 2025-009 or DCC 18.116.400, and both consistently cite to the deleted language of *former* DCC 18.32.040(A) and DCC 18.60.060(C). As far as we can tell, DCC 18.116.400 does not substantively differ from *former* DCC 18.32.040(A) and DCC 18.60.060(C), and in this opinion we will continue to refer to the former provisions.

¹⁸ DCC 18.128.210(D)(3) provides:

“The minimum lot area, width, frontage, and setback requirements otherwise applying to individual structures in the zone in which a planned development is proposed do not apply within a planned development. An equivalent overall density factor may be utilized in lieu of the appropriate minimum lot area.”

1 18.128.210(D)(3) would allow individual lot sizes below two acres,
2 notwithstanding that policy 10.1.3 specifies a minimum individual lot size of two
3 acres.

4 For these reasons, petitioner argues that remand is necessary for the county
5 to resolve the two apparent conflicts it created between policy 10.1.3 and the
6 implementing DCC regulations regarding cluster and planned unit development.

7 The county responds that petitioner's arguments are impermissible
8 collateral challenges to DCC 18.32.040(A), 18.60.060(C), 18.120.200, and
9 18.128.210, none of which were amended in the challenged decision. The county
10 also argues that petitioner's arguments are premature, and any alleged conflict
11 can be challenged and resolved in an appeal of a future quasi-judicial PAPA or
12 conditional use application authorizing cluster or planned unit development at
13 equivalent densities that exceed policy 10.1.3.

14 We disagree with the county that petitioner's arguments are collateral
15 attacks on the cited DCC provisions, or that it is premature or impermissible to
16 challenge the alleged conflict in an appeal of the legislative PAPA that creates
17 the alleged conflict. Statewide Planning Goal 2 (Land Use Planning) requires that
18 zoning regulations be consistent with the comprehensive plan. Where a
19 legislative PAPA amending the comprehensive plan allegedly creates a plan/zone
20 conflict, we are cited to no authority suggesting that the alleged conflict cannot
21 be challenged in an appeal of that PAPA, and potentially resolved in a remand of

1 that PAPA, by either conforming the plan to the zone, or the zone to the plan, if
2 such conformance is otherwise consistent with applicable law.

3 ORS 197.835(6) provides that LUBA shall reverse or remand an
4 amendment to a comprehensive plan if the amendment is not in compliance with
5 the goals. As the Court of Appeals has observed:

6 “An amendment to one provision can affect the way in which
7 another provision operates or affect the land uses upon which it
8 operates, and the new or changed operation of the unamended
9 provision may be inconsistent with the goals. Those ‘secondary’
10 effects are goal compliance problems, and they are as much the
11 product of the plan amendment as are any goal violations that the
12 amendment introduces into the provision which it changes directly.”
13 *1000 Friends of Oregon v. Jackson Co.*, 79 Or App 93, 98, 718 P2d
14 753, *rev den*, 301 Or 445 (1986).

15 As we understand it, the county adopted 2040 DCCP policies 10.1.1,
16 10.1.2, and 10.1.3 specifically to affect the operation of cluster and planned unit
17 development within the MUA and RR-10 zones, in response to LUBA’s *Destiny*
18 *Court* decision. Adoption of those policies were presumably intended to change,
19 or least clarify, how those zones and those provisions operate, and to change the
20 legislative context and support for those zones and provisions. If as petitioner
21 alleges the 2040 DCCP amendments created facial conflicts with the code
22 provisions those amendments were intended to affect, then it seems entirely
23 appropriate to address challenges regarding the alleged conflicts in an appeal of
24 the 2040 DCCP amendments, rather than address such challenges piecemeal in

1 quasi-judicial land use decisions that approve cluster and planned unit
2 developments.

3 On the merits, the county argues that the density bonuses of the MUA and
4 RR-10 zones and the “no minimum lot size” provisions of the county planned
5 unit development standards are, as a matter of law, are acknowledged to comply
6 with Goal 14. That is true, but not responsive to petitioner’s argument, which
7 concerns alleged conflicts between 2040 DCCP policy 10.1.3 and the land use
8 regulations that the policy was intended to affect. We also understand the county
9 to argue that if a PAPA for a specific quasi-judicial cluster or planned unit
10 development allowed average or individual lot sizes that are inconsistent with
11 Goal 14 and not authorized by OAR chapter 660, division 4, the county would
12 have to adopt an exception to Goal 14. That is also true, but also not responsive
13 to petitioner’s *Baker* conflict argument.

14 We agree with petitioner that policy 10.1.3’s provision for two-acre
15 individual minimum lot size and 10-acre “average density” appear to facially
16 conflict with the cited code provisions. The code provisions at issue arguably
17 allow more intensive cluster or planned unit development than is authorized by
18 policy 10.1.3. We agree with petitioner that remand is appropriate for the county
19 to determine in the first instance whether the 2040 DCCP created the two
20 apparent plan/zone conflicts regarding cluster and planned unit development and
21 equivalent densities and minimum lot sizes, and either demonstrate why no such
22 conflicts actually exist, or resolve any conflict.

1 The second assignment of error is sustained.

2 **THIRD ASSIGNMENT OF ERROR**

3 2040 DCCP policy 3.3.6.a provides that it is county policy to:

4 “Allow comprehensive plan and zoning map amendments, *including*
5 *for those that qualify as non-resource land*, for individual
6 [Exclusive Farm Use (EFU)] parcels as allowed by State Statute,
7 Oregon Administrative Rules and this Comprehensive Plan.”
8 (Emphasis added.)

9 2040 DCCP policy 3.3.6.a was formerly numbered policy 2.2.3 in the 2010
10 DCCP. In 2016, it was amended to its current language, by adding the italicized
11 language including non-resource land within the scope of the policy. That
12 amended version was carried forward into the 2040 DCCP and renumbered
13 3.3.6.a, but without any textual changes from the 2016 version.

14 In three subassignments of error, petitioner argues that policy 3.3.6.a is
15 inconsistent with Goal 14 because the policy allows, or at least could be
16 interpreted to allow, the county to apply plan designations and zoning to land to
17 authorize residential use of non-resource land without applying the site-specific,
18 multi-factor Goal 14 analysis required by *Curry County* and *Schaffer* to
19 determine whether an exception to Goal 14 is necessary. Petitioner contends that
20 in at least one recent quasi-judicial PAPA, to redesignate and rezone land to non-
21 resource and to allow industrial and residential uses, the county took the position,
22 based on 2010 DCCP policy 2.2.3, which LUBA ultimately affirmed, that such
23 PAPAs require no analysis under Goal 14, and that as a matter of law the county’s

1 acknowledged residential zones do not allow urban uses of rural land. *Central*
2 *Oregon Landwatch v. Deschutes County*, LUBA Nos 2023-006/009 (July 28,
3 2023) (710 Properties), *aff'd* 330 Or App 321, 543 P3d 736 (2024).

4 710 Properties involved a PAPA to redesignate as non-resource land a
5 710-acre parcel and rezone it from EFU to RR-10, in order to allow development
6 of 71 10-acre parcels. The applicant prepared a *Curry County/Shaffer* evaluation
7 concluding that the proposed residential development at 10-acre densities would
8 not constitute the urban use of rural land. The county relied in part upon that
9 evaluation to conclude that the PAPA complied with Goal 14. But the county also
10 took the position that no *Curry County/Shaffer* evaluation was necessary at all,
11 that as a matter of law the county's acknowledged DCCP policies, its
12 acknowledged rural residential plan designation, and the acknowledged RR-10
13 zone, do not allow urban use of rural land. LUBA affirmed the latter alternative,
14 and accordingly did not address the petitioners' challenges to the *Curry*
15 *County/Shaffer* analysis. 710 Properties, LUBA Nos 2023-006/009 (slip op at
16 76-85). LUBA ultimately remanded the decision on other grounds involving Goal
17 3. The applicants appealed LUBA's remand to the Court of Appeals, which
18 affirmed, addressing on the merits only one of the applicants' assignments of
19 error regarding Goal 3.

20 In the present case, we understand petitioner to argue that the county's
21 reliance on its acknowledged DCCP provisions and acknowledged rural
22 residential zones to avoid any evaluation under Goal 14 or application of the

1 *Curry County/Shaffer* test is called into question by *DLCD v. Clackamas County*,
2 335 Or App 205, 558 P3d 64 (2024), *rev den*, 373 Or 305 (2025).

3 *DLCD v. Clackamas County* involved a 111-acre parcel within a rural
4 residential exception area, which was zoned for 10-acre rural residential
5 development. The applicant sought to upzone the property to a different rural
6 residential zone that allows two-acre lots, thus significantly increasing the
7 potential density, pursuant to an acknowledged county comprehensive plan
8 policy that allows such upzoning without a comprehensive plan amendment and
9 without requiring any evaluation under Goal 14. The case turned on the
10 interpretation and application of OAR 660-004-0040(7).¹⁹ LUBA rejected the
11 county's position that prior acknowledgement of the county's plan and rural
12 residential zones meant that a quasi-judicial PAPA that upzones land from a low-
13 density rural residential zone to higher density rural residential zone is not subject
14 to Goal 14 and evaluation under the *Curry County/Shaffer* test. *DLCD v.*
15 *Clackamas County*, LUBA No 2023-078 (May 31, 2024) (slip op at 33-34). The
16 court affirmed LUBA's holding that, at least where OAR 660-004-0040(7)

¹⁹ OAR 660-004-0040(7) provides:

“After October 4, 2000, a local government's requirements for minimum lot or parcel sizes in rural residential areas shall not be amended to allow a smaller minimum for any individual lot or parcel without taking an exception to Goal 14 pursuant to OAR chapter 660, division 14, and applicable requirements of this division.”

1 applies, the county was required to evaluate the PAPA for consistency with Goal
2 14, including application of the *Curry County/Shaffer* test.

3 In the present appeal of a legislative decision that adopts, or re-adopts,
4 DCCP policy 3.3.6.a, we understand petitioner to argue that the county must
5 demonstrate that the policy, along with its implementing rural residential
6 exception area plan designation and the associated rural residential zones, will be
7 applied consistently with Goal 14. We understand petitioner to argue that, in
8 order for the text of policy 3.3.6.a to be consistent with Goal 14, the policy must
9 expressly acknowledge that all PAPAs rezoning rural land to allow residential
10 uses are subject to evaluation for consistency with all applicable statewide
11 planning goals, including Goal 14, pursuant to the site-specific, locational
12 analysis required by *Curry County* and *Shaffer*. Petitioner argues that the
13 application and evaluation of Goal 14, including the *Curry County/Shaffer* test,
14 is even more compelling when it comes to quasi-judicial redesignation and
15 rezoning of *non-resource lands*, because non-resource lands are not subject to the
16 same protections of OAR 660-004-0040 and OAR 660-004-0018, that are
17 afforded to exception areas.

18 The county does not dispute petitioner's initial thesis that all quasi-judicial
19 PAPAs redesignating and rezoning rural land must demonstrate consistency with
20 Goal 14. The county also does not dispute that prior acknowledgement of the
21 county DCCP and rural residential zones does not necessarily immunize future
22 quasi-judicial PAPAs from challenges under Goal 14, under the reasoning in

1 *DLCD v. Clackamas County*. Respondent's Brief 32. However, the county
2 argues, and we agree, that in this appeal of a legislative decision updating the
3 DCCP, the only challenge petitioner can advance is that 2040 DCCP policy
4 3.3.6.a is facially inconsistent with an applicable law. Petitioner cannot advance
5 in this appeal challenges based on speculation that the policy might be interpreted
6 or applied to future site-specific quasi-judicial PAPAs in a manner inconsistent
7 with Goal 14. As discussed above, any such challenges can be practicably
8 advanced only in an appeal of the quasi-judicial decisions in which the policy is
9 interpreted or applied.

10 In the present case, petitioner's arguments fail to demonstrate that 2040
11 DCCP policy 3.3.6.a is facially inconsistent with applicable law, by authorizing
12 PAPAs without application of Goal 14. Policy 3.3.6.a does not state or even
13 necessarily imply that quasi-judicial PAPAs need not demonstrate compliance
14 with Goal 14. On the contrary, the policy explicitly states that quasi-judicial
15 PAPAs are subject to "State Statute, Oregon Administrative Rules and this
16 Comprehensive Plan." Goal 14 is an Oregon administrative rule. OAR 660-015-
17 0000(14). Because the text of the policy expressly calls for application of Goal
18 14 in rendering quasi-judicial PAPAs, petitioner is incorrect that the policy
19 facially authorizes the county to avoid application of Goal 14.

20 In addition, we note that the county adopted staff findings addressing the
21 applicability of Goal 14 to quasi-judicial decisions under at least 2040 DCCP

1 policy 10.1.3.²⁰ The findings take the position that all applications for rezoning
2 rural land to MUA-10 or RR-10 after October 4, 2000, will subject to review
3 under the *Curry County/Shaffer* test. Petitioner does not discuss the import of
4 these findings, which undercut petitioner's speculation that, in future quasi-
5 judicial PAPAs, the county might take the position that redesignating and
6 rezoning land to MUA-10 or RR-10 can be accomplished without applying the
7 *Curry County/Shaffer* test.

8 The third assignment of error is denied.

²⁰ The staff findings state:

“Policy 10.1.[3] stipulates that cluster and planned unit developments for properties that were rezoned to MUA-10 or RR-10 after October 4, 2000, shall be permissible on lots no less than 2 acres in size, with average densities of no less than 10 acres, when factoring in the open space tract. Such applications will also be subject to review under the ‘*Curry County*’ and ‘*Shaffer*’ factors to ensure the proposed cluster or planned unit development does not require a Goal 14 exception for an ‘urban’ use. In the *Destiny Court* decision, LUBA cited *1000 Friends of Oregon v. LCDC (Curry County)*, 301 Or 447, 477, 724 P2d 268 (1986). That court concluded that, absence guidance from [LCDC] on this point, any determination whether uses allowed under land use legislation are ‘urban’ or ‘rural’ will depend on the context, including the locale and the characterizations of that specific site. In *Shaffer v. Jackson County*, 17 Or LUBA 922 (1989), LUBA held that, in the absence of LCDC guidance, determining whether proposed use of rural land is impermissibly ‘urban’ will depend on a multi-factor analysis of the specific circumstances, including parcel size, intensity of use, necessity of urban facilities, and proximity to an urban growth boundary. 17 Or LUBA at 928.” ReconRecord 225-26.

1 **FOURTH ASSIGNMENT OF ERROR**

2 The 2040 DCCP carried forward unchanged four 2010 DCCP policies
3 concerning industrial and commercial uses of rural land, which were renumbered
4 2040 DCCP policies 9.1.12, 9.1.16, 9.1.26, and 9.1.39.²¹ In three subassignments

²¹ The four 2040 DCCP Policies are:

“9.1.12. Rural Commercial designated lands located outside of urban growth boundaries shall allow uses less intense than those allowed in unincorporated communities as defined by OAR 660-22 or its successor. Rural Commercial zoning shall be applied to any new properties that are approved for Rural Commercial designations as allowed by State Statute, Oregon Administrative Rules, and this Comprehensive Plan.”

“9.1.16. Zoning in the area shall ensure that the uses allowed are rural as required by Goal 14, Urbanization, and less intensive than those allowed for unincorporated communities as defined in OAR 660-22. New commercial uses shall be limited to those that are intended to serve the surrounding rural area or the travel needs of people passing through the area.”

“9.1.26. To assure that urban uses are not permitted on rural industrial lands, land use regulations in the Rural Industrial zones shall ensure that the uses allowed are less intensive than those allowed for unincorporated communities in OAR 660-22 or any successor.”

“9.1.39. Properties for which a property owner has demonstrated that Goals 3 and 4 do not apply may be considered for Rural Industrial designation as allowed by State Statute, Oregon Administrative rules and this Comprehensive Plan. Rural Industrial zoning shall be applied to a new property that is approved for the Rural Industrial Plan designation.”

1 of error, petitioner argues that these four policies conflict with Goal 14 because
2 they allow redesignation and rezoning of rural land for industrial and commercial
3 use, without any evaluation under Goal 14, particularly any site-specific
4 locational analysis under *Curry County* and *Shaffer*. In addition, petitioner argues
5 that these policies are inconsistent with Goal 14 because they authorize
6 application of the county's Rural Commercial (RC) and Rural Industrial (RI)
7 zones to non-resources lands. Petitioner argues that the RC and RI zones were
8 designed to be applied to exception areas, which are subject to a host of regulatory
9 protections. Petitioner contends that in all circumstances application of RC and
10 RI zones to non-resource land, land that is not within an exception area, requires
11 evaluation of compliance with Goal 14 and likely an exception to Goal 14.

12 The arguments under the fourth assignment of error are similar to those
13 raised under the third assignment of error, and the county offers similar
14 responses. Petitioner faults the county for failing to clarify, in adopting (or re-
15 adopting) DCCP policies 9.1.12, 9.1.16, 9.1.26, and 9.1.39 that in redesignating
16 rural land for commercial and industrial uses, the county must demonstrate
17 compliance with Goal 14. However, as with the rural residential policies, the text
18 of the cited DCCP commercial and industrial policies expressly provide that
19 redesignation and rezoning of rural land for commercial and industrial uses is
20 subject to "State Statute, Oregon Administrative Rules, and this Comprehensive
21 Plan." As noted, Goal 14 is an administrative rule. Because the cited policies
22 expressly call for application of Goal 14, petitioner has not demonstrated that the

1 policies facially conflict with applicable law by failing to require application of
2 Goal 14.

3 It is true, as both petitioner and the county note, that in a recent line of
4 quasi-judicial decisions LUBA and the Court of Appeals have held that in
5 redesignating and rezoning rural land to allow commercial and industrial uses,
6 the county can satisfy its Goal 14 obligations by application of the 2010 DCCP
7 policies that were precursors to 2040 DCCP policies 9.1.12, 9.1.16, 9.1.26, and
8 9.1.39, without necessarily *also* conducting a *Curry County/Shaffer* analysis.
9 *Central Oregon Landwatch v. Deschutes County*, LUBA No 2022-075 (Dec 6,
10 2022), *aff'd*, 324 Or App 655, 525 P3d 895 (2023) (*Aceti V*); *Central Oregon*
11 *Landwatch v. Deschutes County*, LUBA No 2025-034 (Sept 22, 2025), *aff'd*, 347
12 Or App 287, ___ P3d ___ (2026) (*Last Ranch*). That conclusion was based on
13 the peculiar legislative history of the 2010 DCCP policies, in which over several
14 years the county engaged with DLCD to craft and gain acknowledgement for
15 DCCP policies and implementing zones that would ensure that commercial and
16 industrial development on rural lands would be consistent with Goal 14, primarily
17 by limiting such development to intensities significantly less than allowed under
18 administrative rule for similar development within rural unincorporated
19 communities.

20 We understand petitioner to argue that – now that the county has chosen to
21 replace the 2010 DCCP policies with new 2040 DCCP policies 9.1.12, 9.1.16,
22 9.1.26, and 9.1.39 that are not acknowledged to comply with Goal 14 – LUBA

1 should revisit its holdings in *Aceti V* and *Last Ranch*. Specifically, we understand
2 petitioner to argue that LUBA should conclude as a matter of law that in all
3 circumstances quasi-judicial application of the new 2040 DCCP policies would
4 not be sufficient to demonstrate compliance with Goal 14, that in all cases
5 compliance with Goal 14 also requires a *Curry County/Shaffer* analysis.

6 However, the task before us is to review petitioner's facial challenges to
7 the text of the DCCP policies adopted in this legislative decision, not to revisit
8 the holdings of quasi-judicial decisions that applied superseded, albeit identically
9 worded, plan policies to a specific factual circumstance. It may be that, in a future
10 quasi-judicial decision applying 2040 DCCP policies 9.1.12, 9.1.16, 9.1.26, and
11 9.1.39, the county may again conclude that application of those policies suffices
12 to demonstrate compliance with Goal 14, without the necessity for a site-specific
13 *Curry County/Shaffer* analysis. It may also be the case that, given the locational
14 or other site-specific circumstances that apply in a particular future quasi-judicial
15 decision, the county may conclude that mere application of the 2040 DCCP
16 policies would be insufficient in itself to demonstrate compliance with Goal 14,
17 and a *Curry County/Shaffer* analysis is also required. Speculating how these
18 policies might be applied or interpreted in particular circumstances in specific,
19 future quasi-judicial decisions, or how LUBA might rule in appeals of such
20 decisions, is beyond the scope of this appeal. For present purposes, the salient
21 point is that petitioner has not demonstrated in this appeal that the text of 2040
22 DCCP policies 9.1.12, 9.1.16, 9.1.26, and 9.1.39 facially conflicts with Goal 14.

1 The fourth assignment of error is denied.

2 **FIFTH ASSIGNMENT OF ERROR**

3 Goal 2 requires that legislative decisions be supported by an adequate
4 factual base. An “adequate factual base” is equivalent to the requirement
5 commonly applied to quasi-judicial decisions to be supported by substantial
6 evidence. *1000 Friends of Oregon v. LCDC*, 244 Or App 239, 268, n 11, 259 P3d
7 1021 (2011). Under both standards, a decision is supported by an adequate factual
8 base or substantial evidence if, viewing the record as a whole, a reasonable person
9 could make the disputed finding. *Restore Oregon v. City of Portland*, 301 Or App
10 769, 778, 458 P3d 703 (2020).

11 In the challenged legislative decision, the county adopted a finding that
12 2040 DCCP policies 10.1.1, 10.1.2, and 10.1.3 are “consistent with Goal 14 and
13 that uses on rural land will remain [rural] in nature[.]” ReconRecord 225.
14 Petitioner contends, however, that the record includes no factual information
15 whatsoever supporting that finding. In particular, petitioner argues that the record
16 includes no evidence supporting a conclusion that cluster and planned unit
17 development on non-resource land under the density bonuses and densities
18 allowed under the policies, pursuant to the MUA and RR-10 zones, will not lead
19 to urban levels of density.

20 Petitioner also argues no evidence in the record supports a conclusion that,
21 in the absence of a locational *Curry County/Shaffer* analysis, development
22 located near urban growth boundaries that is allowed under 2040 DCCP policy

3.3.6.a, and under DCCP policies 9.1.12, 9.1.16, 9.1.26, and 9.1.39, would not undermine the effectiveness of those urban growth boundaries, contrary to Goal 14.

However, as discussed, the scope of petitioner's challenges to the county's legislative decision is limited to facial challenges, that is, challenges arguing that, in all circumstances in which the amended DCCP text is applied, the text will cause conflict with applicable law. For the reasons set out in resolving the third and fourth assignments of error, petitioner has not demonstrated that the cited amended DCCP policies facially conflict with Goal 14 or other applicable law.

As discussed, the text of the relevant DCCP policies expressly call for application of and findings of consistency with Goal 14 in making quasi-judicial decisions pursuant to those policies. The county's supporting findings state that the county intends to subject quasi-judicial PAPAs under at least 2040 DCCP policy 10.1.3 to a full Goal 14 analysis, including application of the *Curry County/Shaffer* test.

ReconRecord 225. Petitioner's speculation that in approving quasi-judicial PAPAs pursuant to these policies the county will misapply those policies and violate Goal 14 is not within the scope of our review. That the record does not include evidence evaluating whether application of these policies in future quasi-judicial PAPAs would violate Goal 14 does not mean that the county's legislative decision is not supported by an adequate factual base, as required by Goal 2.

The fifth assignment of error is denied.

1 **DISPOSITION**

2 For the reasons set out in the first assignment of error, remand is necessary
3 for the county to provide the notice required by ORS 197.610(6) and OAR 660-
4 018-0045, and to conduct proceedings on remand in accordance with those
5 provisions. In addition, the county should ensure that its remand proceedings
6 correct any inconsistency with DCC 22.12.010.

7 For the reasons set out under the second assignment of error, on remand
8 the county should amend the text of 2040 DCCP policy 10.1.3 as necessary to
9 remove invocation of OAR 660-004-0040 as authority to allow cluster and
10 planned unit development on non-resource lands. In amending 2040 DCCP
11 policy 10.1.3, the county should consider whether that policy conflicts with
12 implementing DCC provisions regarding cluster and planned unit development
13 and, if so, resolve any conflicts.

14 The county's decision is remanded.

Certificate of Mailing

I hereby certify that I served the foregoing Final Opinion and Order for LUBA No. 2024-080 on April 13, 2026, by mailing to said parties or their attorney a true copy thereof contained in a sealed envelope with postage prepaid addressed to said parties or their attorney as follows:

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Dated this 13th day of April, 2026.



Erin Pence
Executive Assistant

Hannah Barkemeyer Baker
Executive Support Specialist

Boardman, OR City Council Meeting June 2, 2026.mp4

[00:00:00,110] Oh.

[00:00:05,500] I'd like to welcome everybody to City Council meeting with a public hearing and executive session, June 2nd, 2026, at 7: 10 p.

[00:00:13,153] m.

[00:00:14,040] I hereby call this meeting to order.

[00:00:16,470] I will stand and do our flag salute for the Pledge of Allegiance.

[00:00:23,770] Ready?

[00:00:24,190] Begin.

[00:00:25,260] I pay allegiance to the flag.

[00:00:27,700] of the United States of America.

[00:00:30,200] And to the republic for which it stands.

[00:00:33,120] One nation.

[00:00:34,270] I'm your God.

[00:00:35,330] Indivisible.

[00:00:36,450] With liberty and justice for all.

[00:00:46,500] So with the roll call and absences, it looks like we're missing Richard Rockwell for tonight.

[00:00:54,520] But other than that, we have a quorum.

[00:00:57,220] We'll go to our...

[00:01:00,210] Our certificate of appreciation, I'd like to present Ethan Salata, our counselor.

[00:01:20,520] Can we face this way?

[00:01:22,940] So, Ethan, how long did you serve?

[00:01:26,020] We'll be right back.

[00:01:26,970] Year and a half.

[00:01:27,470] Year and a half.

[00:01:28,610] So we have a presentation, a certificate of appreciation that we're going to give to Ethan.

[00:01:34,440] for his service as a counselor for the City of Boardman.

[00:01:39,140] He has moved his family.

[00:01:42,430] You look fine.

[00:01:43,760] Thank you.

[00:01:46,070] I wanted them to be able to.

[00:01:49,430] We have service plans.

[00:01:50,680] So.

[00:01:51,240] It's my honor to thank you for your service.

[00:01:54,760] and give you that.

[00:01:56,890] Thank you, Ethan, for this opportunity as well.

[00:01:59,740] Thank you, Jane.

[00:02:08,160] Thank you, Ethan.

[00:02:11,800] Thanks, Ethan.

[00:02:15,270] Those two.

[00:02:19,110] We're moving on to approval of minutes.

[00:02:20,710] City Council meeting minutes, May 5th, 2026.

[00:02:25,630] I moved to.

[00:02:26,470] I move to approve the minutes of May 5th, 2026.

[00:02:30,010] meeting as presented.

[00:02:31,410] Second.

[00:02:33,090] A motion and a second.

[00:02:34,030] Is there any discussion that we'd like to have?

[00:02:37,790] All in favor.

[00:02:38,840] Uh...

[00:02:40,090] Our minutes.

[00:02:41,560] Say I.

[00:02:42,420] Aye.

[00:02:42,600] Aye.

[00:02:43,530] Any opposed?

[00:02:46,180] Budget Committee Meeting Minutes, May 12, 2026.

[00:02:51,920] I move to approve the minutes of May 12, 2026 budget committee meeting as presented.

[00:02:56,580] I'll second that.

[00:02:57,840] Motion to second.

[00:02:58,500] Any discussion?

[00:03:00,910] All in favor of the, of...

[00:03:02,750] The minutes say aye.

[00:03:04,780] Aye.

[00:03:05,200] Aye.

[00:03:05,600] Any opposed?

[00:03:08,270] City Council Workshop Minutes, May 13, 2026.

[00:03:11,830] I move to approve the minutes of May 13, 2026 City Council Workshop as presented.

[00:03:18,720] I second that.

[00:03:20,100] Motion to second.

[00:03:21,280] Any discussion?

[00:03:23,290] All in favor say 'Aye'.

[00:03:24,740] Bye.

[00:03:25,020] Any opposed?

[00:03:27,730] Financial report.

[00:03:29,160] Uh, Ms. Barajas.

[00:03:31,840] April 2026.

[00:03:34,310] Yes, thank you.

[00:03:35,980] April is when I did most of the budgeted interfund transfers.

[00:03:40,920] They are in two formats for you on the actual financials in the lower right-hand corner is a summary.

[00:03:47,960] So total by funds and then in the notes to the finance report.

[00:03:53,110] I did a line item by line item with an arrow across.

[00:03:57,090] So that you could see exactly what those transfers were.

[00:04:01,130] They're both the same information, just in two different ways.

[00:04:04,190] So that you could interpret that a little bit easier.

[00:04:07,750] Also want to point out our interest rates have held steady from prior month.

[00:04:13,270] And I think they're going to continue like that forever.

[00:04:15,850] couple of months.

[00:04:16,630] They're wanting not to rock the boat too much with the economy.

[00:04:20,079] So that's good for us.

[00:04:22,320] Building up a little bit more interest on some of our funds.

[00:04:25,580] But unless anybody has any questions on the financial report, April's kind of a...

[00:04:30,620] regular month.

[00:04:35,510] Do we have any questions?

[00:04:45,200] All right, not hearing any questions, we'll go right to our formal proceedings.

[00:04:52,440] Opening up the public hearing.

[00:04:53,960] The public hearing is considered.

[00:04:56,930] The public hearing to consider the renaming two streets and the naming of a street proposed to be dedicated is called to order.

[00:05:05,620] Public hearing this evening will be conducted as follows.

[00:05:08,140] We'll have a staff report.

[00:05:09,940] Public testimony in the following order.

[00:05:12,080] Any testimony in support of the action?

[00:05:14,750] Any testimony opposing the action, and any neutral testimony.

[00:05:19,050] Then we'll close the public testimony.

[00:05:21,310] After the record is closed for testimony, no other testimony will be heard

from anyone unless the City Council has a specific question.

[00:05:29,430] The City Council may ask questions to staff, after which the City Council will discuss the matter and make a decision.

[00:05:36,260] The city council may make a final decision tonight.

[00:05:39,250] Or the matter may be continued to a time and date in the future.

[00:05:43,570] If the matter is continued, this will be the only notice of that time and date you will receive.

[00:05:49,270] Testimony.

[00:05:50,130] If you wish to speak, please fill out a testimony form and submit it to the city clerk.

[00:05:54,320] I would recognize those people wishing to speak.

[00:05:56,990] Any questions should be addressed through me.

[00:05:58,970] Please state both your name and address for the record.

[00:06:01,860] When you come to the podium, as the hearing is being recorded.

[00:06:05,240] Please keep the testimony concise and to the point.

[00:06:08,100] Testimony should be on.

[00:06:10,220] should be on the action under consideration. Staff report.

[00:06:14,140] Planning official Carla McLean will now present the staff report.

[00:06:19,890] Thank you, Mayor Kiefer.

[00:06:21,010] My apologies for not being there in person.

[00:06:22,910] I'm just wrapping up a long vacation.

[00:06:25,880] I'm probably...

[00:06:27,550] a little still on vacation.

[00:06:28,990] So my apologies if I stumbled through this at all.

[00:06:32,550] Um, initially we were going to have three in front of you— i believe one of them has been pulled.

[00:06:37,200] So there are only two items for you to consider.

[00:06:39,680] One is the renaming of a portion of Southwest Eagle.

[00:06:43,310] South of Goldfinch.

[00:06:45,500] This is for addressing purposes, predominantly.

[00:06:49,450] Um, the...

[00:06:52,370] In the subdivision, there's also an Eagle Court.

[00:06:55,550] And Eagle Court has an...

[00:06:57,800] Addressing sequence in the 200s.

[00:06:59,700] And as we moved into this next portion of Southwest Eagle, it would have been also in the 200s.

[00:07:06,750] And to alleviate any confusion, particularly for emergency responders, we decided to The best action was to change the name of the road.

[00:07:16,870] So we worked with the developer of the project and have come up with Southwest Cardinal.

[00:07:21,550] So Southwest Eagle, there's nobody has been addressed on it yet on that portion of Southwest Eagle.

[00:07:26,130] So it doesn't impact anybody who is already have an address.

[00:07:30,100] and so this change would be again for the portion south of Goldfinch to be changed from Southwest Eagle to Southwest Cardinal.

[00:07:39,670] The second one that's before you is a change on the chaparral in the chaparral subdivision.

[00:07:47,300] Again, this is to create clarity in addressing and also for emergency response.

[00:07:54,020] Sam Irons with the fire department was in the office and I kind of ran it by

him.

[00:07:59,440] He was supportive of this, but this is changing.

[00:08:03,510] On the first chaparral plat, this section of street is inferred to be named Southwest, no, excuse me.

[00:08:15,260] Yeah, Southwest Mount Hood.

[00:08:17,120] And it's the portion where...

[00:08:20,070] it turns and goes north and would connect to what has been Chaparral.

[00:08:26,600] And again, we're looking at this— a lot of this, relative to rural addressing, excuse me, addressing.

[00:08:32,280] I worked for the county for too long, just addressing, not rural addressing.

[00:08:36,289] Um.

[00:08:37,700] And so we want to make sure we clearly delineate where Mount Hood Avenue will end and where Mesquite Street or Mesquite would start.

[00:08:50,830] And so we've clearly delineated that.

[00:08:53,230] The map that was identified to be attached to the ordinance has a line drawn on it.

[00:08:59,940] Hopefully that shows it clearly.

[00:09:02,040] So everything north of that line would be Mesquite, and then everything to the west of that line would still be Mount Adams.

[00:09:09,990] I'm happy to answer any questions any of you may have.

[00:09:17,310] Just one question that the developer came up with the name.

[00:09:21,420] Changes or?

[00:09:23,100] For which one?

[00:09:25,220] Or mesquite.

[00:09:27,280] So Mesquite was their proposal on the Platte.

[00:09:30,400] Okay.

[00:09:32,330] Yep.

[00:09:36,090] We're just more clearly identifying where Mesquite will start and end.

[00:09:40,450] So it'll start right there at that corner.

[00:09:43,310] And it will terminate at Oregon Trail Boulevard.

[00:09:56,780] And I guess I should confirm, Mr. Hammond, we did pull the third one, right?

[00:10:01,000] I don't need to speak to the Pacheco.

[00:10:03,930] Correct.

[00:10:05,030] Okay, thank you.

[00:10:07,390] So north of Mount Hood is going to be called Mesquite.

[00:10:11,440] Yes.

[00:10:12,780] And then if you go...

[00:10:14,849] East, then you get back on to Chaparral.

[00:10:18,440] Chaparral will be that little tiny section of road that is going to connect.

[00:10:22,340] I hope I get the right. Right.

[00:10:24,620] Right.

[00:10:24,900] Kincaid to Mesquite will be Chaparral.

[00:10:27,440] Yeah.

[00:10:27,700] And because somebody was already addressed on Chaparral, and we wanted to have as little impact as possible, we left Chaparral the way it was, but just more clearly delineating where it will start and end.

[00:10:40,790] By how we're addressing the streets adjacent.

[00:10:43,390] Mesquite's just technically going into that.

[00:10:46,000] uh.

[00:10:46,200] Subdivision.

[00:10:49,060] And for the three lots of 1,300, 1,400, and 1,500, or just 1,300 and 1,400?

[00:10:56,010] So I am not seeing, I don't have the map open.

[00:10:58,830] So give me just a sec here.

[00:11:01,950] Yeah, it's right there on the corner.

[00:11:03,250] Okay, so those are all undeveloped lots.

[00:11:05,430] So, right— just those two lots, though.

[00:11:07,950] That's all it looks like.

[00:11:09,350] Would be more speed development.

[00:11:13,630] Which would connect eventually to Oregon Trail, correct?

[00:11:17,069] Mesquite will eventually connect to Oregon Trail.

[00:11:19,510] I see what you're saying.

[00:11:29,849] Oh, okay.

[00:11:32,560] I'm not seeing the map.

[00:11:36,340] The attachment.

[00:11:38,270] Yeah.

[00:11:39,510] It's on the terminus one on the agenda.

[00:11:42,630] Terminus of Southwest Mount Hood PDF.

[00:11:46,960] So, from the hearing, it's down under almost action items number 10.

[00:11:52,420] It's listed under the ordinance, Carla.

[00:11:54,620] Yep, I found it.

[00:11:55,420] Sorry.

[00:11:55,760] Yes.

[00:11:56,140] So, tax slots 13 and 14. \$1,300 and \$1,400 would be addressed on Mesquite.

[00:12:02,890] Well, I should say tax lot 1400 will be addressed on Mesquite.

[00:12:07,390] Tax lot 1300 could be addressed on mesquite or it could be addressed on chaparral, depending on which way they oriented the home on that lot.

[00:12:18,990] But that tax lot, what is that, \$1,500, would be clearly addressed on Mount Hood.

[00:12:24,030] Yeah.

[00:12:25,600] And \$1,200 again could be addressed on either Mount Hood or on mesquite, depending on which way they decided to orient the home.

[00:12:34,900] Oh, I see.

[00:12:43,080] But the developer plans to move Mesquite all the way down.

[00:12:46,910] And trail.

[00:12:48,130] Right, which we ignored.

[00:12:49,800] Street signs already there.

[00:12:53,390] Right.

[00:12:53,630] What you're not seeing on this map is the Chaparral subdivision that we're getting ready to sign the final plat on.

[00:13:01,480] But yes, that street that would be where Chaparral would connect to it, that would be Mesquite.

[00:13:08,240] All the way to Oregon Trail Boulevard.

[00:13:12,750] All that area is paved now, correct?

[00:13:15,160] Yes, that's my understanding.

[00:13:26,740] Are there any other questions?

[00:13:27,620] Is that your report, Carla?

[00:13:29,270] That would conclude my staff report, unless there's any further questions.

[00:13:34,550] Are there any other questions for Carla concerning the staff report?

[00:13:42,720] Thank you, Carla.

[00:13:44,070] Thank you.

[00:13:49,590] Does anyone wish to speak in favor of the action?

[00:13:56,560] Having heard nothing, does anyone wish to speak against the action?

[00:14:05,570] And does anyone have any neutral testimony?

[00:14:13,520] And since we have no comments, there will be no rebuttal.

[00:14:16,870] The public testimony portion of the hearing is now closed.

[00:14:21,580] Is there any discussion by the City Council that you'd like to have at this time?

[00:14:29,850] All right, moving on.

[00:14:31,220] Pre-range presentation, Morrow County Schools.

[00:14:34,470] We're unable to come today.

[00:14:36,400] They have two weeks left.

[00:14:38,490] 7-8 Let's see, today is Tuesday, so that'll be six days left.

[00:14:42,810] It's hard to keep the kids in the building.

[00:14:44,750] Thank you.

[00:14:46,890] All right, action items.

[00:14:47,870] Ordinance 8-2026, an ordinance renaming the portion of Southwest Eagle

Drive south of Goldfinch Lane to Cardinal Drive.

[00:14:58,020] Within the city of Boardman.

[00:15:01,220] I think we have to read into the record first.

[00:15:03,550] I move to approve the reading by title only of Ordinance 8-2026, an ordinance renaming the portion of Southwest Eagle Drive south of Goldfinch Lane to Cardinal Drive within the City of Boardman.

[00:15:13,590] I'll second that.

[00:15:15,800] Okay, got a motion and a second.

[00:15:17,180] Is there any discussion you'd like to have?

[00:15:21,150] I just want to say I like it, and I...

[00:15:25,180] I do also think that it was good that we had input from first.

[00:15:30,470] Some of the first responders.

[00:15:34,200] Thank you.

[00:15:34,640] Any other?

[00:15:36,470] Discussion.

[00:15:42,130] Okay.

[00:15:42,650] Having heard none, all in favor say aye.

[00:15:45,200] Aye.

[00:15:46,360] Any opposed?

[00:15:50,160] Ordinance 9-2026, an ordinance establishing council rules and repealing ordinance.

[00:15:56,740] Now I'll do the second reading, right?

[00:15:58,920] He has to read it into the record.

[00:16:00,600] I didn't follow the script.

[00:16:02,500] Go ahead.

[00:16:03,760] Ordinance 8-2026.

[00:16:07,690] An ordinance renaming the portion of Southwest Eagle Drive, south of Goldfinch Lane, to Cardinal Drive within the city of Boardman.

[00:16:19,220] Now we're into the adoption.

[00:16:21,310] I move to adopt Ordinance 8-2026, an ordinance renaming the portion of Southwest Eagle Drive, south of Goldfinch Lane, to Cardinal Drive within the City of Boardman.

[00:16:31,710] I'll second.

[00:16:33,560] Bye.

[00:16:34,440] I don't know I'm going to confirm that was.

[00:16:38,610] That was Councillor Hughes.

[00:16:40,500] I did say something.

[00:16:43,350] We'll give it to them.

[00:16:45,750] this time.

[00:16:46,530] We've got a motion and a second. Any discussion?

[00:16:51,130] All in favor say 'Aye.'

[00:16:52,770] Bye.

[00:16:52,910] Bye.

[00:16:53,610] Any opposed?

[00:16:56,440] Now on to B.

[00:16:57,930] Ordinance 9-2026, an ordinance establishing council rules, and Repealing Ordinance Number 3-2023.

[00:17:08,119] Perfect.

[00:17:08,540] So if you'll go to the council rules, section 5.

[00:17:12,686] 2, that's what we're talking about.

[00:17:14,770] That is the Disgust.

[00:17:18,599] Ordered.

[00:17:19,530] That we mentioned last time.

[00:17:22,180] It moves the public comment up.

[00:17:24,250] Public comments are made before any consent agenda, ordinance resolutions.

[00:17:29,670] I think that was what you asked.

[00:17:31,370] And then trying to give as much public or like people who are visiting, get them up front.

[00:17:36,910] And then they can be excused if need be.

[00:17:39,800] Also note that the consent agenda is on there.

[00:17:44,080] What that would do is, for example, when we have all the approval of minutes, it would be in a consent agenda item, which I think we've discussed prior.

[00:17:57,380] That's it.

[00:18:00,860] Hey, so.

[00:18:02,730] I move to approve the reading by title only of Ordinance 9-2026, an ordinance establishing Council Rules and Repealing Ordinance Number 3-2023.

[00:18:15,280] Second time.

[00:18:16,310] A motion and a second.

[00:18:18,730] Is there any discussion you'd like to have?

[00:18:23,280] It might seem minor.

[00:18:24,750] But it threw my brain off.

[00:18:26,340] But it doesn't feel like it's an order because we.

[00:18:29,070] Just discussed the renaming of the two.

[00:18:32,360] Two streets.

[00:18:34,150] And now it feels like you.

[00:18:36,410] It was shoved in the middle of those two ordinances.

[00:18:40,110] I just wanted to say that.

[00:18:44,110] Thank you.

[00:18:45,640] If you would like an explanation for that.

[00:18:47,500] Yes.

[00:18:47,780] We were originally going to name all of the streets in one ordinance.

[00:18:51,900] And after we already numbered them, they decided to split the streets into multiple ordinances.

[00:18:58,030] So everything had already been numbered.

[00:19:00,360] So I had to keep with the numbers.

[00:19:06,300] Any other discussion?

[00:19:10,350] Um.

[00:19:11,040] All in favor say 'aye'. 'Aye'. 'Aye'.

[00:19:13,050] Any opposed?

[00:19:16,950] Cool.

[00:19:18,140] Uh, Ordinance 9.

[00:19:21,320] Dash 2026.

[00:19:23,210] An ordinance establishing council rules and repealing ordinance number 3-2023.

[00:19:31,880] I move to adopt ordinance 9-2026, an ordinance establishing council rules and repealing ordinance number 3-2023.

[00:19:38,510] Number three, 2023.

[00:19:42,480] Suck it.

[00:19:43,570] Okay, got a motion and a second.

[00:19:44,890] I have a discussion item on this one.

[00:19:47,390] So every time we want to change the order of our of our public comment we have to change our council rules this is addressing You have the authority to change any- You have the authority to change any order.

[00:20:04,400] that you want.

[00:20:05,290] So.

[00:20:07,250] The reason we're changing.

[00:20:09,490] Um, This is in two parts.

[00:20:13,810] So we added consent agenda.

[00:20:15,530] We added the consolidated city manager report.

[00:20:20,460] So we had to repeal that because we're adding consent agenda.

[00:20:24,000] Right.

[00:20:25,440] Is there any concern?

[00:20:28,380] Here's my concern about just the city manager giving head reports.

[00:20:33,750] If I have a question, how are you going to answer that?

[00:20:37,290] They're still going to come.

[00:20:38,590] There's going to be a written report if I can't answer it; they're still going to be available.

[00:20:42,420] Okay.

[00:20:46,500] And I would just add that as far as Senate agenda.

[00:20:50,160] If you have read the consent agenda and you have any questions, we'll be able to discuss.

[00:20:55,950] Items on the consent agenda, because the way I foresee it is.

[00:21:00,270] We'll have a consent agenda.

[00:21:02,080] And we'll probably just Are there any questions as far as the consent agenda?

[00:21:06,340] And then each counselor could state their questions or their comments in regards to the consent agenda.

[00:21:13,740] Any other discussion.

[00:21:19,510] Okay, hearing none.

[00:21:21,310] All in favor say 'aye'.

[00:21:22,800] All right.

[00:21:23,020] All right.

[00:21:24,100] Any opposed?

[00:21:26,610] Okay.

[00:21:31,370] Ordinance 10-2026, an ordinance renaming a portion of Southwest Mount Hood Avenue to Mesquite Street within the City of Boardman.

[00:21:42,320] I move to approve the reading by title only of Ordinance 10-2026, an ordinance renaming a portion of Southwest Mount Hood Avenue to Southwest Mesquite Street within the city of Boardman.

[00:21:53,120] I'll second that.

[00:21:55,740] Any discussion?

[00:21:58,270] All in favor say 'aye'.

[00:21:59,570] Bye.

[00:22:00,090] All right.

[00:22:00,390] Any opposed?

[00:22:02,900] All right.

[00:22:03,850] Mr. Hammond.

[00:22:07,330] Thank you.

[00:22:09,630] I'm there.

[00:22:11,710] Excuse me. Ordinance 10-2026.

[00:22:16,440] An ordinance renaming a portion of Southwest Mount Hood Avenue to Southwest Mesquite Street within the city of Boardman.

[00:22:27,280] I move to adopt Ordinance 10-2026, an ordinance renaming a portion of Southwest Mount Hood Avenue to Southwest Mesquite Street within the City of Boardman.

[00:22:36,100] I'll second that.

[00:22:38,160] Okay, any discussion?

[00:22:39,830] Final discussion.

[00:22:42,900] All in favor say aye.

[00:22:44,320] Bye.

[00:22:44,480] Bye.

[00:22:45,060] Any opposed?

[00:22:48,520] All right.

[00:22:52,320] Action Items!

[00:22:53,520] Resolution 15-2026, declaring City of Boardman personal property as excess.

[00:23:00,250] Perfect.

[00:23:00,590] So these are...

[00:23:03,560] Both vehicles in the, wait.

[00:23:06,560] Is one in the building department and one is the public works?

[00:23:09,620] Oh, cool.

[00:23:10,750] Code, thank you.

[00:23:14,610] So the code is the 2018 Public Works is 2014.

[00:23:18,730] We're going to use these vehicles.

[00:23:20,730] We'll trade them in and use the proceeds to purchase the new vehicles for the building department.

[00:23:30,750] So one's a trade-in, one's a...

[00:23:32,910] cash value, whatever they'll give us.

[00:23:35,100] And only because I haven't been here with the other vehicles approved by former council or.

[00:23:40,430] Is that something you have the authority to do?

[00:23:42,560] No, when we did the procurement, the council asked that lower items below a vehicle.

[00:23:49,170] is fine with me, but vehicle and above goes to you guys.

[00:23:53,590] Thank you.

[00:23:54,450] Yep.

[00:24:00,290] All right.

[00:24:00,790] Any emotion?

[00:24:02,120] I move to approve Resolution 15-2026, a resolution declaring city boardmen personal property as excess. Second.

[00:24:11,520] Got a motion and a second.

[00:24:12,540] Is there any other discussion?

[00:24:14,900] Thank you.

[00:24:15,400] Yes.

[00:24:16,670] Could you also remind us?

[00:24:19,850] If you had to state the value.

[00:24:24,090] No.

[00:24:26,280] And we'll get whatever that.

[00:24:27,600] Yeah.

[00:24:31,190] Correct.

[00:24:31,570] Correct.

[00:24:32,900] Thank you.

[00:24:34,470] Any other discussion?

[00:24:39,700] All right.

[00:24:40,040] All in favor say aye.

[00:24:41,450] Bye.

[00:24:41,690] Bye.

[00:24:42,010] Any opposed?

[00:24:46,730] Resolution 16-2026, increasing the rate structure for solid waste collection in the City of Boardman.

[00:24:56,130] So Kevin Miracle presented to you, the council, last month.

[00:25:03,000] And again, there was— like no discussion at all.

[00:25:07,110] So.

[00:25:08,330] I don't have anything to add other than it's going up at.

[00:25:13,160] Yeah, the CPI, the 2.

[00:25:14,348] 99%.

[00:25:18,070] That's it.

[00:25:21,280] Looking for a motion.

[00:25:23,710] I move to approve Resolution 16-2026, a resolution increasing the rate structure for solid waste collection in the City of Boardman.

[00:25:32,400] A second time.

[00:25:33,780] I got a motion and a second.

[00:25:34,980] I have a discussion.

[00:25:38,320] We have no...

[00:25:40,190] Choice.

[00:25:41,680] It's, I mean.

[00:25:42,880] Well, everybody has a choice.

[00:25:44,380] If we don't agree with the rate structure, then we just don't have garbage service.

[00:25:49,310] Yeah.

[00:25:50,620] We've kind of, and that's the frustrating.

[00:25:54,990] You don't have a choice.

[00:25:57,780] because we're required to have a your garbage picked up as part of the...

[00:26:03,240] Thank you.

[00:26:04,390] But we.

[00:26:06,420] Right.

[00:26:08,140] We have to have.

[00:26:09,510] Garbage service.

[00:26:10,350] Right.

[00:26:11,260] they are not the only game in town, but they're the only game in our town.

[00:26:15,630] But I think that we get a very good deal.

[00:26:18,750] I don't think that many places around us get it.

[00:26:22,180] Even with the 3% annual increase, get it anywhere close to this dollar amount.

[00:26:26,840] So even though it touches our pocket.

[00:26:30,510] Boom.

[00:26:31,510] A lot less than our neighboring towns.

[00:26:36,030] Incur.

[00:26:37,970] And that's kind of what I was getting at.

[00:26:39,610] Okay, but again, it's just— we don't really have a choice.

[00:26:42,990] But it's a good deal for Boardman residents.

[00:26:46,280] You have a choice.

[00:26:47,320] I mean, we could say no, and then we wouldn't have garbage service.

[00:26:50,460] No, you can't say no.

[00:26:51,600] You don't have a choice.

[00:26:52,690] No, if we said no to the garbage people come picking up our garbage.

[00:26:57,500] Oh.

[00:26:58,860] Then we don't have to find a different avenue.

[00:27:00,600] But if a person...

[00:27:03,080] doesn't have a choice when they live in the city limits, they must purchase garbage can.

[00:27:07,990] I ask a, I like to ask a question— just out of curiosity.

[00:27:10,550] Yeah, we're in discussion.

[00:27:11,430] You got my, my mind.

[00:27:12,930] Has anybody done a comparison to the city of Boardman, doing their own trash collection through the public works?

[00:27:20,140] And was what did it look like?

[00:27:22,620] We, we, I have it.

[00:27:24,110] It was years ago.

[00:27:25,650] There was nobody that wanted to do it.

[00:27:28,560] You know, I mean, we hire our own people and have our own people do it.

[00:27:31,440] That's what I'm asking.

[00:27:34,300] Because you're still going to have to pay for the.

[00:27:36,360] You have to pay for the car, the trucks, and the employees.

[00:27:41,250] and a place to put it, like you said, it just didn't pencil out.

[00:27:45,430] Okay, that's what I was asking.

[00:27:46,450] Curious.

[00:27:48,650] Those, they...

[00:27:49,810] They...

[00:27:50,720] And see, we wouldn't, you'd have to decide.

[00:27:53,300] Whether you want to go compete with the other communities.

[00:27:57,340] To make it profitable.

[00:27:58,790] I mean, it's Yeah, my question is: At what point?

[00:28:03,090] Does the city of Boardman become big enough where it's like, 'Hey, it's going to be more cost effective for us to do it ourselves and drive it down to Finley Butte?

[00:28:10,750] Don Russell.

[00:28:12,950] Went did a lot of study about that.

[00:28:15,810] Gotcha.

[00:28:16,620] So ask him.

[00:28:18,190] Okay, got it.

[00:28:19,220] And Hermiston still has, I mean, Hermiston does sanitary disposal too.

[00:28:23,000] Yeah.

[00:28:23,500] I was just curious.

[00:28:24,220] At some point, I think.

[00:28:26,090] It'll be a discussion that we'll want to consider.

[00:28:28,450] That's all.

[00:28:29,450] I think her, I think.

[00:28:30,820] Heppner.

[00:28:31,710] as their own.

[00:28:32,890] Just because.

[00:28:34,700] of the distance.

[00:28:36,060] and Those people were already set up.

[00:28:42,110] You know, like they've been doing it for 20 or 30 years kind of thing.

[00:28:45,270] In Arlington.

[00:28:46,710] But then Arlington has...

[00:28:49,510] Probably Wastemaster or somebody there.

[00:28:51,270] They have those.

[00:28:53,090] I mean, I think they can dump it there for free.

[00:28:56,110] at the waste management site.

[00:28:57,780] And other towns that are even smaller don't even have garbage service.

[00:29:02,180] Some local guy has a garbage truck and he goes around and picks it up once a week.

[00:29:07,520] Thank you. But.

[00:29:10,660] Like Mitchell and David.

[00:29:14,710] Well, the unfortunate...

[00:29:16,630] thing is everybody's growing and everybody is increasing their rates.

[00:29:19,910] Everything is getting more expensive.

[00:29:23,600] Thanks for watching!

[00:29:25,170] That's it.

[00:29:26,690] It just seems like we're paying more for everything.

[00:29:29,340] Everything that we do.

[00:29:31,260] Yeah.

[00:29:32,680] All right, any other discussion?

[00:29:37,540] All in favor say aye.

[00:29:38,870] Aye.

[00:29:39,190] Aye.

[00:29:39,630] Any opposed?

[00:29:43,730] Resolution 17-2026, Dissolution of West URA, Urban Renewal Agency.

[00:29:55,020] I move to approve Resolution 17-2026, a resolution terminating the tax increment collections for the West Urban Renewal District.

[00:30:04,020] Second time.

[00:30:05,250] A motion and a second.

[00:30:06,110] Is there any discussion?

[00:30:09,230] Having hearing none, all in favor say 'aye'.

[00:30:11,370] Bye.

[00:30:12,180] Any opposed?

[00:30:16,760] It would be interesting to know.

[00:30:19,200] What was the tax rate was when we went into urban renewal?

[00:30:23,220] And what the tax rate today?

[00:30:26,340] Just for an aside.

[00:30:28,440] Because of the improvements that happened in the West Urban Renewal District?

[00:30:32,080] It would be the assessed value, because the tax rates would remain the same.

[00:30:34,920] Thank you.

[00:30:35,360] You knew what I meant, though.

[00:30:36,800] Good job.

[00:30:37,360] But I want to clarify that.

[00:30:38,640] Thank you.

[00:30:39,000] That's a good clarification.

[00:30:40,960] I'd have to look at it because I don't know off the top of my head what the

assessed value was when.

[00:30:45,260] West was open versus now.

[00:30:47,550] It's been, what, 15 years or something?

[00:30:50,040] 20 years, like 13, I think 13, 15 years, 13 years.

[00:30:54,090] Thank you.

[00:30:54,510] Yeah.

[00:30:56,080] That has served us well.

[00:30:57,880] Yes, it has.

[00:30:58,600] Really nice.

[00:30:59,860] To be able to say to the community or to the people that gave up, like the fire district, health district, and those that gave up some of their taxing money.

[00:31:10,180] We kept our word.

[00:31:12,330] And we are going to phase it out.

[00:31:16,015] It's going back on the tax roll, so that's exciting.

[00:31:20,680] And that's important so that, when you give people a break, we...

[00:31:26,770] In one, we were just talking about raising the garbage rate.

[00:31:30,250] And in this other one, we can at least say to our special district friends, that's...

[00:31:36,320] They're going to get there.

[00:31:38,550] A raise in their taxes, money that they receive.

[00:31:42,090] The taxes have been paid every year by the...

[00:31:45,180] property owners, but it's all funneled to the city.

[00:31:47,540] So now it can.

[00:31:49,130] The above.

[00:31:50,840] Anyway, it doesn't matter.

[00:31:58,210] All right.

[00:31:59,050] Any other questions or comments?

[00:32:00,810] Not questions, but comments.

[00:32:02,730] Okay, moving on.

[00:32:03,760] Action items.

[00:32:04,480] Appoint Main Street Interchange Area Management Plan.

[00:32:07,530] Public Advisory Committee.

[00:32:09,940] and Technical Advisory Committee.

[00:32:14,140] Perfect.

[00:32:14,600] So the names are there before you.

[00:32:17,700] Again, This is connected to the...

[00:32:21,350] IANP, the Inner Area Management Plan.

[00:32:23,980] The thing we're going to ask is we need one counselor.

[00:32:27,520] Who wants to be on that?

[00:32:29,110] Um, Any volunteers?

[00:32:31,710] Guys, I would volunteer, I guess.

[00:32:37,980] I guess I would.

[00:32:39,280] But it makes me on three committees, maybe.

[00:32:41,630] Somebody or four, maybe somebody be jealous.

[00:32:44,500] Would you like to be on that, Chief Hughes?

[00:32:46,510] Perfect.

[00:32:47,590] I move to appoint Councillor Mike Hughes.

[00:32:52,720] Do they?

[00:32:54,170] There is emergency services representation on the TAC.

[00:32:57,850] So just.

[00:32:59,970] You just might want to look at that a little closer.

[00:33:03,700] And then Jeremy Gerke.

[00:33:05,680] Jeremy Gerke.

[00:33:07,280] Again, it's totally up to you guys.

[00:33:10,050] Yellow.

[00:33:10,840] Tschüss.

[00:33:14,620] I don't think that's a problem.

[00:33:16,480] Thank you.

[00:33:17,640] And again, we tried to...

[00:33:19,670] like connect the people in here that would be affected.

[00:33:22,650] You know, those are the, you have a restaurant owner, you have a food court, you have the fuel, you have a special district.

[00:33:29,690] You know, we did a developer again.

[00:33:32,680] Most of these are all in that area.

[00:33:34,640] So it is, it's going to be a big discussion.

[00:33:36,340] There's a lot of input that needs to go into this.

[00:33:40,210] And this is long-reaching.

[00:33:42,070] I mean, this will have impact on the city for years and years to come.

[00:33:47,070] So we definitely want to make sure people are going to go.

[00:33:49,250] They're going to be invested.

[00:33:51,340] Bye-bye.

[00:33:52,050] Yes, I'm interested in it.

[00:33:55,260] Because if...

[00:33:57,870] Fair enough.

[00:33:59,470] Yeah, well, since they have— you know, three.

[00:34:02,710] Potentially three.

[00:34:04,440] emergency service personnel, then.

[00:34:06,310] If you want to do it, go ahead.

[00:34:08,670] Anybody else?

[00:34:10,800] Well, I could do it if nobody else wants to do it either.

[00:34:13,540] She wants to do it.

[00:34:14,610] No, I'm good with it because I do have a business over there and I was on this.

[00:34:21,980] The TSP for a while too.

[00:34:27,810] I can do the motion then.

[00:34:30,440] I move to appoint Councillor Heather Baumgartner.

[00:34:33,710] David Jones, Marcy Rodello.

[00:34:35,500] heard.

[00:34:36,080] Our deep sing.

[00:34:37,630] Bum.

[00:34:38,510] doll.

[00:34:39,100] all Jennifer Layton Alex something however and George Scheimer to the Main Street Interchange Area Management Plan.

[00:34:46,469] Public Advisory Committee.

[00:34:48,260] And Jacob Cain, Tim.

[00:34:50,909] Helbing.

[00:34:52,210] Marlos Stenton, Brian Wood, Don Hurt, Stephen Davis, Jeremy.

[00:34:56,870] Kinkle.

[00:34:57,610] Turkey.

[00:34:58,150] Turkey.

[00:34:58,760] Thank you.

[00:34:59,730] Rick Stokoe, Lauren Dieter.

[00:35:02,180] and Andy Lindsey to the technical advisory committee until the completion of the project in January 2027.

[00:35:09,760] I'll second that.

[00:35:11,010] I got a motion and a second.

[00:35:12,230] Is there any other discussion?

[00:35:16,540] Having heard none, all in favor say 'aye'.

[00:35:19,110] Bye.

[00:35:20,410] Any opposed?

[00:35:24,710] I didn't need to.

[00:35:26,080] No, thank you.

[00:35:29,350] Thank you.

[00:35:31,160] And just so you know, that is going off in carless.

[00:35:33,360] We're starting on the 9th, correct?

[00:35:38,360] Thank you.

[00:35:39,490] Correct, yes.

[00:35:40,410] First meeting will be the 9th, a week from today.

[00:35:43,910] Do not.

[00:35:45,090] Yep.

[00:35:45,270] So it is.

[00:35:46,920] We're going.

[00:35:47,640] We're moving on that.

[00:35:48,560] What time of day, Carla?

[00:35:49,900] It's up to you guys.

[00:35:50,940] You need it.

[00:35:52,910] Set the time or whatever.

[00:35:55,910] What did I just hear?

[00:35:56,790] Did somebody say?

[00:35:58,340] After four.

[00:36:00,060] But yeah, I think we're doing it.

[00:36:01,460] Doodle poll, correct?

[00:36:03,080] Yeah, there'll be two different meetings.

[00:36:04,600] There'll be a technical meeting and a public meeting.

[00:36:06,400] We can have the public meeting late in the day.

[00:36:11,520] So on the same day, you're having a meeting with the group.

[00:36:14,940] And then later in the day, you're going to have one for the public.

[00:36:19,590] No, the two different committees— the public advisory committee and the technical advisory committees— will be meeting separately.

[00:36:26,390] Oh, okay.

[00:36:26,990] But both meetings are open to the public?

[00:36:30,490] As any advisory committee meeting would be, there would not necessarily be an opportunity for public comment, but there would be opportunity for the public to participate.

[00:36:39,280] That's what I'm asking.

[00:36:40,400] Attend.

[00:36:40,820] In a meeting with no public comment.

[00:36:43,190] Right.

[00:36:44,340] Okay.

[00:36:45,370] But if people wanted to come and listen, they can.

[00:36:48,680] Yep, absolutely.

[00:36:50,520] And both meetings are during the day or at the end of the day.

[00:36:55,240] So the technical advisory committee will probably be during the day, given the request.

[00:36:59,260] We'll probably work to schedule the public advisory committee group at the end of the day, 4 p.

[00:37:04,806] m.

[00:37:04,980] probably.

[00:37:06,230] Okay.

[00:37:07,930] Any other questions?

[00:37:13,320] All right.

[00:37:14,560] Dissolving holiday decorating committee.

[00:37:17,910] Sup.

[00:37:19,660] Oh. Go ahead.

[00:37:20,980] I moved to dissolve the holiday decorating committee.

[00:37:24,180] It seems redundant, but I'm ready.

[00:37:27,000] Suck it.

[00:37:28,230] Okay, got a motion and a second.

[00:37:29,590] Any discussion?

[00:37:31,150] Go Brandon, go.

[00:37:35,190] All in favor say 'aye'.

[00:37:36,470] Bye.

[00:37:36,810] Give me a pose.

[00:37:40,400] Update account signers and custodians.

[00:37:46,400] As we just think.

[00:37:49,190] The outgoing counselor.

[00:37:51,590] Ethan Salata, we now need to remove him from the bank accounts as well as the signer and add our incoming counselor, Michael Hughes.

[00:38:00,650] And so.

[00:38:02,240] This is the motion, and that would be the only changes.

[00:38:05,860] Everybody else would remain as signer of the rest of the counselors.

[00:38:09,970] I move to update the account signers and custodians on City of Boardman accounts.

[00:38:14,050] At Banner Bank and Money Market Account at the Bank of Eastern Oregon.

[00:38:17,800] By removing Ethan Solana and adding Michael Hughes.

[00:38:22,180] I second that.

[00:38:23,440] I got a motion and a second.

[00:38:24,760] Is there any discussion about the...

[00:38:27,250] Peace.

[00:38:29,410] All in favor say 'Aye.'

[00:38:30,640] Aye.

[00:38:30,840] Aye.

[00:38:31,260] Any opposed?

[00:38:33,790] All right.

[00:38:37,220] Intergovernmental agreement, Lane.

[00:38:39,990] Council of Governments for Hearings Officer.

[00:38:44,860] Okay.

[00:38:45,360] So when we were talking about vegetation ordinances and we've, as we've discussed codes and as a council, your goal is to make sure that we're.

[00:38:55,830] We're following those codes that we're having things in order.

[00:38:59,490] The concept came up with the hearing officer because it becomes in-house.

[00:39:05,620] That we have the autonomy of timing and whatnot, that we're not necessarily reliant on the municipal court or anything like that.

[00:39:16,170] What a hearings officer is, is an attorney or someone with judge experience.

[00:39:21,650] We are going to contract with LCOG, who has experience.

[00:39:28,190] They do this all throughout the state.

[00:39:30,310] They will help us with the transition.

[00:39:32,510] They will help us to make sure that we're getting the right information.

[00:39:36,870] Again, The emphasis is not on.

[00:39:43,830] on Enforcement.

[00:39:45,890] Thank you.

[00:39:47,010] It's on compliance.

[00:39:49,780] But when it arises, when you have instances that we have to do enforcement, this really does help the city.

[00:39:57,160] But again, We're trying to get to compliance.

[00:40:00,520] That's all we're trying to do.

[00:40:02,490] So this is just a truly a great opportunity for the city.

[00:40:08,180] Is this discussion?

[00:40:09,660] Not yet.

[00:40:12,880] He was just, yeah, we haven't even had motion.

[00:40:15,650] But you're about to.

[00:40:17,520] Okay.

[00:40:17,860] Yeah, that must be coming from you because Brandon was just explaining.

[00:40:22,770] Cut them off again.

[00:40:24,490] I moved on.

[00:40:25,470] Authorized City Manager Ammon.

[00:40:27,900] to sign the intergovernmental agreement with Lane Council of Government for a hearings officer.

[00:40:33,560] I second that.

[00:40:35,380] Okay, I got a motion and a second.

[00:40:37,120] Discussion.

[00:40:39,340] We'll still be saying to people.

[00:40:42,330] you know, You're going to have to build your fence so it stands up.

[00:40:48,040] Oh, yes, yes.

[00:40:49,000] You're going to give them an opportunity.

[00:40:50,360] We're not just going to go out, are we?

[00:40:52,520] Heavens no.

[00:40:53,450] Okay, I think we need to be very clear about that.

[00:40:57,620] That this, that, and the way we intend to do business isn't changing.

[00:41:05,150] Just because we are hiring this company or, city, to do work.

[00:41:09,900] Absolutely.

[00:41:10,400] Correct.

[00:41:12,150] You know, if I've picked up your dog four times and I've told you you need to repair your fence.

[00:41:18,580] Then maybe the The third time I might have said to you, you know, we're going to take a better step.

[00:41:25,100] And about the fifth time, we're going to be having a step.

[00:41:29,260] Correct.

[00:41:29,580] And it becomes more clear.

[00:41:31,000] Like this is making the process more clear for all of everyone, especially as a staff.

[00:41:37,500] What steps we do?

[00:41:38,680] And again, Oh, I've been here almost three years.

[00:41:42,210] I can think of maybe two or three times within three years, it would go to this level.

[00:41:48,530] Like, it really is not meant to be that, but we definitely need to have some clear steps.

[00:41:53,530] So.

[00:41:54,440] Is this, could this be a...

[00:41:56,730] directly impacted by the dog incident we had?

[00:42:01,850] I don't know if...

[00:42:03,110] Could this policy that we're...

[00:42:06,120] All right.

[00:42:06,690] looking at adopting help us deal with that a dog incident where, Well, that's tricky, and Chief would know more than I would because sometimes that's a criminal matter.

[00:42:17,980] Oh, it's criminal versus – So this is not criminal.

[00:42:21,840] Maybe not criminal, but enforcement of our—Yes.

[00:42:25,013] Municipal code.

[00:42:26,490] Vegetation.

[00:42:26,890] The vegetation thing that we just— we could really run into some issues.

[00:42:31,240] Correct.

[00:42:31,580] Yes.

[00:42:31,840] More than what the city could handle.

[00:42:33,740] Correct.

[00:42:34,570] Okay.

[00:42:35,220] And issues where people are continuously not trying to follow.

[00:42:40,830] The compliance of the rules and regulations of living in the city limits.

[00:42:44,790] Noise ordinance, whatever.

[00:42:46,450] Yes.

[00:42:46,930] Very, yes.

[00:42:47,890] Municipal code.

[00:42:49,750] Yep.

[00:42:52,270] But the idea that we are going to— help them become compliant and not just hammer it down.

[00:43:01,500] Correct.

[00:43:02,360] Yep.

[00:43:04,270] How about financial wind?

[00:43:07,030] I don't.

[00:43:08,000] I'm sorry.

[00:43:09,190] Oh.

[00:43:10,430] How about finance?

[00:43:11,370] Is there any financial gain that we do by enforcing this?

[00:43:16,140] I mean, you can...

[00:43:18,040] Because we would get the fines if need be.

[00:43:21,080] Oh, fines maybe?

[00:43:21,760] Yeah, but again, that's not going to – We're not going out looking for fines.

[00:43:25,180] No, no.

[00:43:26,300] And collecting on fines.

[00:43:27,360] Correct, no.

[00:43:29,700] Okay.

[00:43:31,670] You have a question?

[00:43:32,460] Nope.

[00:43:32,800] I'm sorry.

[00:43:33,710] Uh-uh.

[00:43:34,190] I thought you were going off on a different track, and I was like, we've got to vote.

[00:43:37,610] Ha ha.

[00:43:39,430] Sorry.

[00:43:42,200] Thank you.

[00:43:42,980] Any other discussion?

[00:43:44,060] Well, I didn't read the agreement, but now that you mention that.

[00:43:48,600] Is there anything in this agreement that says...

[00:43:51,500] What happens if somebody is fined?

[00:43:54,100] What happens to the money?

[00:43:55,870] Because, you know, we.

[00:43:57,170] We've chosen to not.

[00:43:59,920] Take our traffic fines.

[00:44:02,370] We give it to, what— Circuit Court?

[00:44:04,460] Maybe still, I don't know, someplace, but we don't use it.

[00:44:07,530] And that would be something that we would work through them.

[00:44:10,010] But again, the hearings officers, the one who determines the fines, it's not

necessarily the city.

[00:44:15,110] It's the hearings officer that determines the lien process, not necessarily the city.

[00:44:20,850] We'll have that, but they will be guiding what to do.

[00:44:24,360] Okay.

[00:44:26,770] And I will say that some of the properties that are very large and covered in lots and lots of grass are looking pretty sharp.

[00:44:36,130] They've got people out there working on it all the time, getting it cleaned up.

[00:44:40,230] Especially across the street from San Boardman.

[00:44:41,950] It looks really nice.

[00:44:43,580] And there are new houses being built over there.

[00:44:45,240] So that's also good news.

[00:44:50,240] Okay, we're at any other discussion?

[00:44:54,880] Okay, all in favor say aye.

[00:44:56,590] Bye.

[00:44:56,790] Bye.

[00:44:57,530] Give me a pose.

[00:45:00,910] All right.

[00:45:01,800] So we're at a public hearing or public comment.

[00:45:05,750] Is there anybody, anyone online, that wishes to speak as far as our public comment?

[00:45:15,940] Junior.

[00:45:16,670] Oh.

[00:45:17,010] No?

[00:45:19,940] Oh.

[00:45:22,880] I don't see anybody online.

[00:45:25,510] Um, I noticed...

[00:45:29,290] We had two public comments from the Tallmans.

[00:45:32,820] Uh, is there...

[00:45:35,430] If.

[00:45:36,820] I don't think we need to read them verbally, but if the...

[00:45:41,170] comments You can see these comments online.

[00:45:45,100] If you click on to, okay.

[00:45:46,240] That was my question.

[00:45:48,330] Okay, so.

[00:45:49,340] Uh.

[00:45:50,080] Everyone can see the public comment and the The art, the...

[00:45:56,540] The writings of Cheryl Tallman and Jonathan Tallman, as far as their...

[00:46:01,910] comments are and there's no need to respond to those comments because this is public comment.

[00:46:08,090] But everybody was able to listen to them and read them and understand their concerns.

[00:46:14,450] All right, moving on to...

[00:46:18,530] Reports corresponding to discussion.

[00:46:20,350] Please report.

[00:46:29,370] Okay.

[00:46:30,070] I'm not there yet.

[00:46:34,010] Thank you.

[00:46:35,140] Yeah, so I misunderstood.

[00:46:36,280] I thought we were already doing that.

[00:46:37,660] So I don't have the.

[00:46:39,300] Police report in front of me, but I did submit a police report to the city staff.

[00:46:45,180] If there's any questions about that report, I'd be more than happy to address.

[00:46:52,370] Now I understand what you meant.

[00:46:53,610] We're not there yet.

[00:46:54,330] I get you.

[00:46:55,640] No, I did not.

[00:46:58,710] I did see online where the officer who doesn't work for us anymore just got sworn in at the county.

[00:47:05,370] I don't remember his name.

[00:47:08,040] Yes, so...

[00:47:08,800] I just noticed he was a big fella with lots of tattoos.

[00:47:12,330] Yeah, it's Officer Armenta.

[00:47:15,250] Are there any questions about the report itself?

[00:47:20,530] Having no questions, then yes, that was Officer Armenta.

[00:47:24,930] He went to Morrill County.

[00:47:27,950] We hired.

[00:47:30,779] Trinidad Mendoza from Morrill County, so it was kind of a swap.

[00:47:35,120] Oh, that's right, Trinidad.

[00:47:36,640] I haven't seen Trinidad.

[00:47:37,780] Well, I won't say that.

[00:47:41,080] I won't say that.

[00:47:43,540] Yes, we continue to train officers.

[00:47:47,680] We do have an opening that we are going to be testing for, I believe.

[00:47:52,640] somewhere around the 12th, 11th, depending on the availability of the school for the ORPAT training.

[00:47:59,300] I am excited to announce that at our Chiefs Conference, the Pacific Northwest Accreditation Alliance issued our award.

[00:48:11,870] So we have been reaccredited every three years we go through accreditation process.

[00:48:17,399] And I will ask Scott Hayes, the executive director of the Accreditation Alliance to.

[00:48:25,060] Address the city council at our next council meeting if that's okay.

[00:48:30,380] And he will explain the accreditation.

[00:48:32,720] So we are following those best practices, best standards, and remain accredited agency.

[00:48:41,230] With us tonight, we have one of our most recent graduates from the police academy.

[00:48:47,910] So I would like to introduce Mercedes Domitz.

[00:48:51,350] I will have her get up and give her five-minute speech.

[00:48:58,320] All your public speaking skills.

[00:49:02,920] Hello, I am Mercedes Domitz.

[00:49:05,120] I've been around here since sixth grade.

[00:49:09,660] Um, I got three kids around here that go to school.

[00:49:15,690] Well, except one.

[00:49:16,490] He's still too young.

[00:49:18,440] Um, I am very thankful and blessed for this opportunity to serve our community and very happy to do so.

[00:49:27,500] And that wasn't five minutes, but you're a long ways to go.

[00:49:32,660] Thank you.

[00:49:34,700] Hi.

[00:49:35,060] Hi.

[00:49:37,000] She is in the process of finishing up her field training.

[00:49:41,320] Hopefully she'll be doing that here soon.

[00:49:43,720] And so she will be released and out in a vehicle by herself at some point here soon.

[00:49:50,070] Also with us, we introduced Wayne Dice when we hired him as a patrol officer.

[00:49:57,390] We've since had an assessment center for a sergeant's position.

[00:50:02,630] And Mr. Dice rose to the top.

[00:50:06,190] And as you are aware, he was a former sergeant with Nevada Highway Patrol.

[00:50:10,880] It showed in the process for sure.

[00:50:13,970] He is now our new sergeant for the police department.

[00:50:17,710] We're excited about that. Congratulations.

[00:50:21,520] Congratulations.

[00:50:22,620] What's the line of duty?

[00:50:24,300] You guys are.

[00:50:27,549] It is a black stripe over his badge, right?

[00:50:29,850] It's the cable for his microphone.

[00:50:31,500] Oh.

[00:50:33,550] Thank you.

[00:50:34,320] We have all kinds of cables and stuff.

[00:50:36,780] Yeah, gotcha.

[00:50:37,420] Yeah, it's called body cameras and microphones and all that other stuff.

[00:50:41,530] The fire guys don't understand all that.

[00:50:43,890] Nor do we need it.

[00:50:47,060] Anyway.

[00:50:48,970] I think that's about all I have for police department report.

[00:50:53,670] We're continuing to work on our.

[00:50:58,980] Staffing levels, our DUIs continue to plague us.

[00:51:03,140] They're just horrible.

[00:51:04,720] And fortunately, our team is out working extra hours.

[00:51:08,920] I think they had seven arrests this weekend alone.

[00:51:11,440] I don't know if all those were DUIs.

[00:51:14,880] They're busy, so we'll continue to put an emphasis on those DOI protocols.

[00:51:20,780] Hey, Chief, did you say it was Officer Hermanna?

[00:51:24,070] Armenta.

[00:51:24,650] Greg Armenta.

[00:51:26,130] Greg Armenta.

[00:51:27,170] Armenta.

[00:51:27,630] So.

[00:51:28,430] All right.

[00:51:29,390] I think it's...

[00:51:30,550] It's interesting, even though.

[00:51:33,470] He left our department and went to Morrow County.

[00:51:36,470] He's still serving our area.

[00:51:39,340] I mean, it's a loss to have him go from our agency to this.

[00:51:44,200] But at the same time.

[00:51:46,890] It's...

[00:51:50,460] I'm thankful that we have good officers.

[00:51:53,450] That are hanging out.

[00:51:55,930] In, I'm just going to say, Morrow County.

[00:51:58,160] Because we get to see those officers.

[00:52:00,940] Uh in Boardman And, uh, So knowing that he went to.

[00:52:07,320] Morrow County, just to me, makes me feel better.

[00:52:12,890] To know that a good officer is staying in our area to protect us.

[00:52:17,830] Kind of where I'm at.

[00:52:19,440] And, uh...

[00:52:20,720] It.

[00:52:22,020] Yeah.

[00:52:22,540] So that's all I have to say about that.

[00:52:24,890] Any other questions or comments about the police department?

[00:52:29,340] I do want to just say welcome.

[00:52:31,300] And I will also say I just really appreciate the visibility of law enforcement.

[00:52:38,570] It is a small town, but...

[00:52:41,610] I've definitely seen you two.

[00:52:43,550] Um around and so I I um Just like to mention that because I think it speaks highly of our law enforcement.

[00:52:54,140] So visibility, we understand who we work for.

[00:52:58,569] And those are the people that want to see us out there.

[00:53:01,410] And so it's important to this agency to be seen by the people we serve.

[00:53:06,370] But it's not just necessarily an everyday environment.

[00:53:10,070] It's coming out and saying hi.

[00:53:11,910] You know, it's not pulling you over and giving you a ticket.

[00:53:14,640] All the time, if if you got one coming, you're gonna get it.

[00:53:17,660] But um, Yeah, we like to engage with our community.

[00:53:21,340] It's very important to us and we understand who we work with.

[00:53:24,930] So thank you.

[00:53:26,400] Any other questions or comments for the police?

[00:53:30,160] All right.

[00:53:30,320] Thank you, Chief.

[00:53:31,710] Building Department Report.

[00:53:34,010] Did.

[00:53:34,600] Did this.

[00:53:36,240] He wants to say something.

[00:53:37,570] I do want to make a comment, though, and because of you students out there, a lot of it. Thanks.

[00:53:44,050] Субтитры создавал DimaTorzok.

[00:53:45,420] Thank you very much.

[00:53:47,660] My karaoke is terrible.

[00:53:49,500] Um, That's okay.

[00:53:51,279] Yeah.

[00:53:51,540] Anyway, I was going to mention a lot of the reasons why.

[00:53:54,750] The chief didn't mention it.

[00:53:55,930] Why would you see us all the time?

[00:53:58,440] Me coming from a large agency in the state of Nevada.

[00:54:01,020] When I came here and saw the training, the equipment that this agency has, I was impressed.

[00:54:07,100] Because what we're doing is we're between our MDTs and our cars.

[00:54:11,320] Our Axon body cameras now that do translation and also help write our reports keep us out.

[00:54:16,630] visible All the time.

[00:54:19,169] It's really saved us a lot of time.

[00:54:21,090] And a lot of it's because of the chief really going for that technology that we need to be ahead of the curve.

[00:54:27,470] I'm very impressed coming from a huge agency in Nevada, coming to a small agency here and seeing what they have.

[00:54:32,170] Very impressed.

[00:54:32,930] And I hope we keep going because it really does make us stay out there and patrol better and be seen more.

[00:54:37,930] So, I mean, that's just credit to the Chiefs.

[00:54:42,690] That's all I got.

[00:54:43,400] Did I mention he's a suck up too?

[00:54:47,940] So was he paid for that promotion?

[00:54:57,080] All right, any other comments?

[00:54:58,550] Questions?

[00:54:59,900] Well, I do want to know when we're going to get that simulation thing again, because it's been a long time, Chief.

[00:55:05,910] So we do have that set up.

[00:55:07,830] The fire chief has offered to allow us into one of their spare rooms at the old fire station, and we have set up the simulator in there.

[00:55:17,610] So we continue to do the training.

[00:55:20,050] There are, we just recently went to a new taser, and we were trying to get the city manager or the mayor to volunteer to do a demonstration before the city council, like we used to do.

[00:55:34,310] Um, all they have to do, all they have to do, all they have to do is sign away.

[00:55:41,110] No nays.

[00:55:42,150] Sweet.

[00:55:43,240] We can try to schedule something like that at a work session or whatever, because it does take a little bit of time to go through.

[00:55:49,420] Or if you have extra time and you want to just get with me, we can set it up to have our instructors take you over and walk you through a scenario or two.

[00:55:59,300] Of getting tased.

[00:56:00,750] Oh, no, the scenario.

[00:56:02,410] Assimilation.

[00:56:03,390] We'll actually do the full tase for you.

[00:56:08,970] No, I watched you.

[00:56:10,520] Thank you.

[00:56:10,740] Thank you.

[00:56:10,930] Thank you.

[00:56:12,230] I saw the holes.

[00:56:14,200] I don't know.

[00:56:16,850] There's paramedics in town.

[00:56:21,020] There's some on the council.

[00:56:27,060] Any other comments?

[00:56:28,360] That was fun.

[00:56:29,730] All right.

[00:56:30,270] Moving on, building department report.

[00:56:33,100] Thank you.

[00:56:35,580] Good evening.

[00:56:38,200] Have you had a chance to take a look at the report?

[00:56:40,460] Any questions?

[00:56:42,160] We're just trucking along, same, nothing really special.

[00:56:47,770] Well, I do have a question because I...

[00:56:51,060] Bye.

[00:56:51,800] Down at the bottom of your report is... There's some.

[00:56:55,600] Green and yellow, blue and...

[00:56:57,760] I don't know, some other color.

[00:57:00,050] Pink, maybe.

[00:57:00,610] And then...

[00:57:02,020] There's the same thing up there in the line of Boardman.

[00:57:06,350] I can't figure out how you arrive at 'So'

[00:57:10,310] numbers.

[00:57:10,730] At the bottom, I think those...

[00:57:16,420] With the duplex mobile homes, and then it says 'number of units,'

[00:57:21,140] 12.

[00:57:22,230] 2432.

[00:57:23,710] Um, can you explain what units are, maybe?

[00:57:26,243] That's what he said.

[00:57:29,110] Yeah.

[00:57:31,810] I think we have a similar question.

[00:57:34,170] The question is, those colors pertain to the manufactured home part.

[00:57:38,860] Unity Luke?

[00:57:40,350] And the majority of those manufactured homes are duplex homes.

[00:57:43,940] So they have units.

[00:57:45,870] Instead of space.

[00:57:48,280] There's two units to a space.

[00:57:50,480] So we kind of had to differentiate that somehow.

[00:57:53,580] And the color coding really was Brandon's.

[00:57:57,210] All right.

[00:57:59,300] I see what you mean now.

[00:58:00,870] That I just have to multiply.

[00:58:03,520] 6 times 2 and I get 12 and 12 is the color that's in that top line.

[00:58:08,830] There you go.

[00:58:10,620] Oh, I'm in.

[00:58:11,520] I'm a genius now.

[00:58:13,150] I know.

[00:58:13,960] Let's not go that far.

[00:58:19,260] Thank you.

[00:58:20,120] Thank you.

[00:58:21,950] Any other questions for Glenn?

[00:58:23,600] Some of those manufactured homes are...

[00:58:26,470] are now occupiable.

[00:58:27,670] They've passed their final inspections.

[00:58:30,250] And apparently they've lowered their rental down to \$1,100.

[00:58:35,020] for One half of a duplex or one duplex unit.

[00:58:40,050] And because they were at.

[00:58:42,000] 14 or something like that.

[00:58:43,420] They weren't getting any bites and they dropped me down to \$1,100.

[00:58:46,220] and now we're getting a lot of attention.

[00:58:49,200] Okay.

[00:58:51,120] Yeah, boy, that's...

[00:58:52,590] Good.

[00:58:52,810] Thank you.

[00:58:53,810] Mm-hmm.

[00:58:56,200] Any other comments?

[00:58:57,750] Those are really small.

[00:58:59,780] They're about 500 square feet, yeah.

[00:59:03,410] I've actually seen one inside.

[00:59:07,660] Mm-hmm.

[00:59:08,020] The what?

[00:59:08,930] They're already keeping us busy.

[00:59:10,350] Are they?

[00:59:11,590] Oh.

[00:59:12,390] Peace.

[00:59:15,570] Issues.

[00:59:16,840] Oh, yeah.

[00:59:19,549] We're fired, yeah.

[00:59:21,510] Oh.

[00:59:21,890] I haven't.

[00:59:23,150] Wait until you take somebody out of there.

[00:59:24,430] Then you'll see.

[00:59:25,839] Oh, we've looked.

[00:59:26,720] Yeah, I know what you mean now.

[00:59:29,920] Uh...

[00:59:30,900] Any other questions or comments for the building department?

[00:59:33,880] I do have a comment.

[00:59:35,320] Yes.

[00:59:36,420] The other day...

[00:59:37,830] at the Housing.

[00:59:41,430] meeting.

[00:59:42,860] You sent the...

[00:59:45,020] The new inspector.

[00:59:47,690] The young man that we just hired.

[00:59:50,020] Hmm-hmm.

[00:59:51,010] And I was so happy to have him and Aurelia.

[00:59:54,890] Whatever.

[00:59:55,570] Oh, really?

[00:59:56,700] Yeah.

[00:59:57,480] Come because I think when they actually heard People from the industry speak, because, and so the smart thing the speakers did was they asked them.

[01:00:09,950] What?

[01:00:10,760] They learn.

[01:00:11,800] And you know, they replied that They didn't.

[01:00:16,240] Understand how much money is involved in developing.

[01:00:20,100] Property.

[01:00:21,690] And the timeframe, you know, I mean, cause they're just a section.

[01:00:26,210] Of the timing of of permitting and getting a organ.

[01:00:30,700] Thank you.

[01:00:31,920] Some kind of a project.

[01:00:33,710] Going from design to build.

[01:00:36,410] So I was so happy that he came.

[01:00:39,400] She, they both came in.

[01:00:41,700] attended that meeting.

[01:00:42,620] I think they got things out of it.

[01:00:45,200] I have to say that David has...

[01:00:47,470] shaping up to be a a phenomenal choice.

[01:00:50,140] He's a very capable person.

[01:00:52,910] Good.

[01:00:54,330] Good.

[01:00:55,900] Well and he wasn't bashful.

[01:00:58,600] Agreed.

[01:00:59,150] You know what I'm saying?

[01:00:59,930] I mean, like when he was put on the spot.

[01:01:02,610] He rose to the occasion.

[01:01:06,750] Good to hear.

[01:01:07,510] Good to hear.

[01:01:07,890] Good to hear.

[01:01:09,550] Any other questions?

[01:01:10,970] or comments.

[01:01:14,070] Thanks, Glenn.

[01:01:15,170] Yep.

[01:01:15,350] See you guys.

[01:01:16,820] Right.

[01:01:17,140] Public Works Department.

[01:01:23,050] Hello.

[01:01:23,390] Yeah, you got my report.

[01:01:25,910] Any questions?

[01:01:38,400] Maybe we'll do this again.

[01:01:40,360] Bleh.

[01:01:40,970] Thank you.

[01:01:43,550] No, sorry.

[01:01:46,100] That's a good place to be.

[01:01:47,220] Can you hear me?

[01:01:48,330] Beautiful night.

[01:01:48,890] Oh, yeah. Yeah.

[01:01:51,570] We're just admiring the view of the outside.

[01:01:53,450] It's a beautiful night outside.

[01:01:55,350] Just sitting outside enjoying it.

[01:01:59,080] Good for you.

[01:02:00,700] That does sound like a...

[01:02:02,350] pleasant way to spend your afternoon.

[01:02:08,160] No, it looks like the roads are coming along down on.

[01:02:11,130] On the north part of town.

[01:02:13,340] Yep.

[01:02:14,030] It's good to see that happening.

[01:02:16,100] Yep, getting water connected, trying to keep the shutdowns to a minimum.

[01:02:20,220] We did...

[01:02:21,940] We did learn some things at the power outage.

[01:02:24,200] We're working on those to get a better reaction time from our generators and our SCADA system so the water doesn't go off, hopefully at all.

[01:02:33,380] But the guys are Johnny on the spot, getting it back on and did a great job.

[01:02:38,440] They all stepped up.

[01:02:40,370] And came in and got things running and watered back on us.

[01:02:43,850] Fast as it could.

[01:02:44,570] So hopefully, everybody.

[01:02:46,280] Got the.

[01:02:48,010] Didn't get stuck in a shower.

[01:02:50,650] Thank you.

[01:02:52,450] I'm sure someone did.

[01:02:56,180] Any other comments?

[01:02:57,450] Questions?

[01:02:58,360] I was going to say, I was driving down front street and with all the construction and everything.

[01:03:02,240] And I was thinking, you know, This is what a bustling, busy, growing, productive, healthy-looking city looks like.

[01:03:14,170] It's going to have stuff that's under construction.

[01:03:16,030] It's going to have projects that working that are being worked on.

[01:03:20,300] It's going to have things shut down so that it can be improved.

[01:03:24,310] And so, when you go somewhere and you see a town that's like that, you think, 'Oh, they've got some money.

[01:03:28,810] They're doing some work.

[01:03:29,750] They're making.'

[01:03:30,740] When you drive between Post Falls and Coeur d'Alene, everything's torn up and looks crazy.

[01:03:37,780] And you just know there's...

[01:03:39,470] tons of money and work happening and they're making improvements to their town.

[01:03:44,740] And I think that's.

[01:03:46,130] What it looks like for us, although I feel inconvenienced, it's still.

[01:03:50,130] a good improvement.

[01:03:55,670] Thank you.

[01:03:55,930] Any other comments?

[01:03:59,240] Thanks, Junior.

[01:04:00,350] Thanks, guys.

[01:04:00,830] Have a good evening.

[01:04:02,260] Thanks, you too.

[01:04:03,310] Planning Department.

[01:04:06,850] Any questions on the report?

[01:04:14,460] I did not say that.

[01:04:15,930] I did.

[01:04:17,560] Somebody whispered quietly.

[01:04:18,660] I'm not sure what it was.

[01:04:20,520] Thank you.

[01:04:21,910] It was a no.

[01:04:22,990] I don't have any questions.

[01:04:25,430] Okay.

[01:04:30,880] No, I think you shared with us as far as our...

[01:04:34,870] Some of our things that we.

[01:04:36,490] voted on today, so.

[01:04:41,090] There's lots happening, and over the next several months, I asked last month about, you know, scheduling some things, some work sessions and things like that, so.

[01:04:51,150] Um, Those will be coming your way real soon.

[01:04:55,270] I'm super excited about the Main Street safety plan.

[01:04:58,910] I don't think it's called Main Street, but the addressing.

[01:05:02,930] that part of north end of the town.

[01:05:05,330] I am ready for that. to happen.

[01:05:08,070] I'm ready for the discussion.

[01:05:10,610] I'm ready for the wrestle.

[01:05:12,950] Because bottom line is safety comes first, as far as I'm concerned, even if you are inconvenienced.

[01:05:20,470] And, uh, So.

[01:05:23,110] I'm kind of telling where I'm at.

[01:05:27,850] And it's a busy area down there, and so I'm...

[01:05:31,210] Really excited to start hammering this out.

[01:05:34,170] And.

[01:05:35,040] come into a consensus of what needs to happen.

[01:05:38,320] With uh As far as what comes from the group.

[01:05:42,160] who's on those committees.

[01:05:44,750] It's going to be an interesting conversation for sure.

[01:05:48,320] Absolutely.

[01:05:48,860] I'd like to jump in on what Mayor Kiefer said, because I've been paying close attention when I leave work at five o'clock.

[01:05:55,240] Both exit ramps are backed up to the freeway.

[01:05:59,340] Where people are doing well, I can't even tell you what they're doing because I do 75 and people go around me like I'm standing still.

[01:06:07,860] You don't want to get rear-ended right there.

[01:06:10,460] Yeah.

[01:06:12,490] And they're completely backed up, two and three.

[01:06:15,690] So two cars side by side at the intersection.

[01:06:19,290] Because they're dividing.

[01:06:21,299] and getting up next to each other.

[01:06:22,900] And it's still backed all the way to the freeway.

[01:06:25,630] So it's certainly a safety hazard for all of those people trying to get into Portman.

[01:06:31,760] Both east and west.

[01:06:33,550] So good luck.

[01:06:34,810] Yes.

[01:06:35,740] But stand your ground because that's not safe.

[01:06:42,260] Yeah, my hope is that we can think outside of the box and come up with some different possibilities, some things that, you know, have.

[01:06:52,260] been tried before, that ODOT will be with us in thinking outside the box.

[01:06:57,320] That's one of my big concerns is how do we get them to think about that interchange differently.

[01:07:03,400] And I don't know what that means.

[01:07:05,600] I mean, I think it's all of those people on the advisory committees, staff.

[01:07:11,230] um You as a body, the planning commission, being willing to contribute ideas.

[01:07:18,620] Um, and you ODOT likes to hang the the no on federal highway and you know that might mean we have to engage.

[01:07:29,340] You know, at the state level, our local representatives from Salem and, perhaps, on the federal level, our representatives to the federal government to get.

[01:07:37,830] to get some understanding of what needs to happen here.

[01:07:39,910] So it's going to be a fun project.

[01:07:43,359] There's a little bit of sarcasm in that, just a smidge.

[01:07:47,010] It's going to be a tough project.

[01:07:49,200] Any other comments or questions for Carlin?

[01:07:53,400] Thank you.

[01:07:54,630] You're welcome.

[01:07:55,090] Thank you.

[01:07:56,560] City manager.

[01:07:58,480] Perfect.

[01:07:58,880] Jose, are you on?

[01:08:05,280] He was.

[01:08:06,740] Yes, I am.

[01:08:10,310] Oh, he's there.

[01:08:11,310] Okay, perfect.

[01:08:12,310] Okay, so Jose, when did you apply?

[01:08:15,670] All I want to talk about just real quick is the attached document with the...

[01:08:22,930] Thank you.

[01:08:23,689] Unmanned aircraft system.

[01:08:26,220] The policies and procedures.

[01:08:27,600] So this is Jose has worked towards this and he received a grant from, can you take that over now, Jose?

[01:08:38,580] Of course.

[01:08:39,180] So we received the grant from CIS, our city insurance provider.

[01:08:46,380] We applied for it in February 2026.

[01:08:53,930] Sorry, the drone grant provided a two-day in-person FAA Part 107 exam preparation course and a three-day in-person drone flight training school.

[01:09:03,990] They were both in Albany.

[01:09:06,109] This also included a CIS unmanned aircraft flight operations manual, which is...

[01:09:12,479] basically based off of the rules and requirements for the FAA Part 107 rules.

[01:09:19,620] So we're trying to propose a UAS policies and procedures document that's before you.

[01:09:26,300] This pretty much establishes the city's overall drone program and provides a policy direction regarding the drones and how they would be used for the city of Boardman.

[01:09:36,140] So this is pretty different from the CIS one.

[01:09:41,260] Yeah, pretty much sums it up.

[01:09:43,020] Any questions?

[01:09:45,029] So, as part of the grant, Jose was trained and is licensed because you have to be licensed in order to operate it.

[01:09:52,670] And we also received funds to purchase a drone and the drone is purchased.

[01:09:59,240] Um, yep.

[01:10:02,160] the Reimbursed.

[01:10:05,030] Thank you.

[01:10:05,710] Reimbursed.

[01:10:08,550] So really what it is, is again, just the first time looking at it.

[01:10:12,520] So you can get familiar.

[01:10:13,720] We will then present it in July for adoption.

[01:10:17,230] It's a pretty standard procedure.

[01:10:19,290] The benefits.

[01:10:21,480] truly for this system go like it's it's going to be manned in the building department.

[01:10:27,470] But police department can use this.

[01:10:30,010] The planning department can use this.

[01:10:31,810] I mean, you could use this for.

[01:10:34,340] Fire and Rescue, if need be.

[01:10:37,610] The drone that we're purchasing, so this is like a step one drone, and then we're going to get a larger drone again purchased through the building fund.

[01:10:46,770] um that will be quite nice and things that you can do with it.

[01:10:52,040] What's the primary use for it though.

[01:10:54,910] Primary uses for building.

[01:10:57,390] Yep.

[01:10:57,550] To do.

[01:10:59,520] building inspection things.

[01:11:01,390] That are unsafe for the building inspector to do.

[01:11:04,340] Physically.

[01:11:06,080] Yeah.

[01:11:07,480] That is correct.

[01:11:08,160] So rooftop inspections, cell tower inspections, high pile storage.

[01:11:15,120] Yeah, just about anything that.

[01:11:18,470] That could be hazardous for the inspector to get on ladders or a man lift

or anything.

[01:11:25,850] So the drone could accomplish that.

[01:11:29,770] And again, this is just going in phases.

[01:11:32,950] The next phase, there will be, as part of his vehicle, it has like a...

[01:11:40,590] a carrier.

[01:11:41,790] Where you can store the drone and then there's a TV.

[01:11:45,110] That you would be able to see, like...

[01:11:47,240] if you're going to search, instead of seeing on your little screen, it's a large TV that's all connected and it's all housed in the Um, Tahoe.

[01:11:57,820] That is used by the building department and purchased by the building department.

[01:12:02,980] So I'd just like to mention, because I know the fire department's got a drone.

[01:12:07,930] They use it quite often with the police department.

[01:12:09,930] There's a whole other aspect to that because, you know, we have to have accountability at the scene and.

[01:12:18,530] communications and communications.

[01:12:19,410] There's a ton more that goes into it.

[01:12:22,460] And on the emergency services side, there's also...

[01:12:26,350] we can shut down the airspace during that time.

[01:12:29,190] And some, there's some other things that are involved in that.

[01:12:31,610] So I'm glad we're doing it in phases.

[01:12:34,450] Thank you.

[01:12:36,780] I just wanted to comment.

[01:12:37,660] So they have to have a license, a specific license to be able to operate it.

[01:12:45,680] And, um.

[01:12:48,440] Thank you.

[01:12:48,970] You said the primary would be for like building inspections and things.

[01:12:52,950] Um, but I'm assuming there would have to be some Authorization.

[01:13:02,790] Whoever you're expecting.

[01:13:04,200] Oh.

[01:13:05,280] Mm-mm.

[01:13:06,260] Oh, to use it on their property?

[01:13:08,040] Right.

[01:13:08,520] Yes, Jose would know all those.

[01:13:11,990] Criteria of what's Just didn't see it on the draft yet.

[01:13:16,840] Yeah.

[01:13:18,030] It might be on here.

[01:13:18,730] I just didn't see it.

[01:13:20,240] Yeah, we would notify the property owner that we would be flying a drone.

[01:13:25,420] It's just pretty much a courtesy to let them know.

[01:13:31,530] I would assume also to protect the equipment that you purchased.

[01:13:36,890] Correct.

[01:13:40,490] Any other comments or questions?

[01:13:43,240] As regarding to the city manager report, Well, will there be more people trained?

[01:13:48,590] I mean, if Jose has the license.

[01:13:51,510] Does anyone in the police department have a license to?

[01:13:54,660] Fly.

[01:13:55,500] a drone yet.

[01:13:57,610] Oh, they do?

[01:13:59,200] I'm prepared.

[01:13:59,740] Okay.

[01:14:01,140] There's some of them privately probably have a license.

[01:14:04,940] Yeah, go ahead.

[01:14:05,710] So, yes, our drug detective has a license, and the drug team has several drones.

[01:14:15,410] For law enforcement use, there's a whole different world.

[01:14:18,710] We have to have search warrants.

[01:14:20,730] I mean, there's certain rules that we have to follow.

[01:14:23,710] We can't just...

[01:14:25,270] Start surveilling somebody from.

[01:14:28,730] Airspace we there's a lot more that we have to do so I did pass on some notes to Jose on recommendations for policy.

[01:14:37,350] I don't know where they are on those.

[01:14:40,200] The police department is going to be much more restricted to what we can do.

[01:14:45,340] And you'll tend to that yourselves.

[01:14:47,460] Absolutely.

[01:14:49,860] Okay.

[01:14:51,480] It's kind of like two separate organizations.

[01:14:55,460] Correct.

[01:14:58,890] Anything else?

[01:15:00,340] My last comment is just to Counselor Prophet.

[01:15:02,640] Now, that would be cool to watch, not the pipes.

[01:15:08,810] Oh, I would want to do it all.

[01:15:10,670] Like, why would we stop?

[01:15:14,830] All righty, moving on.

[01:15:17,260] Councilor comments.

[01:15:18,080] Any of this time for council comments. Uh...

[01:15:21,280] Feel free to share any councilor comments if you haven't already shared them.

[01:15:30,260] Don't you have to go to work?

[01:15:32,380] Has anybody seen the video?

[01:15:35,250] That the league used to say— send us when we got to be counselors— about how city councilors behaved on the dais.

[01:15:46,460] I think that would be for you.

[01:15:47,980] Yes.

[01:15:48,300] It would be.

[01:15:50,850] I should look it up and see if I have a copy of it and we could play it again.

[01:15:55,200] Isn't it part of the...

[01:15:57,379] biannual like every two years?

[01:15:59,140] I send you guys out training videos.

[01:16:01,120] I would imagine it would be in there.

[01:16:03,230] Is it the one where they are?

[01:16:05,810] Standing up like.

[01:16:07,030] Hitting each other and stuff.

[01:16:08,610] We don't hit each other.

[01:16:10,370] I don't know if I've ever seen it.

[01:16:13,460] I'm sure that you have seen it because you've been committed to this job long enough.

[01:16:19,200] Thank you.

[01:16:22,250] I think I fast forward through that one.

[01:16:24,530] Thank you.

[01:16:28,240] Any other council comments?

[01:16:33,510] I'll have no more comments today.

[01:16:37,940] So.

[01:16:39,060] Boardman, City Council will now meet in executive session pursuant to ORS 192.

[01:16:44,280] 660.

[01:16:46,260] Two E.

[01:16:47,650] which allows the council to meet in executive session to consider real estate.

[01:16:52,340] Representatives of the news media and designated staff shall be allowed to attend the executive session in person.

[01:16:59,240] Representatives of the news media are specifically directed.

[01:17:02,920] Not to report on or otherwise disclose any of the deliberations or anything said about these subjects during the executive session, except to state the general subject

of the session.

[01:17:13,870] As previously announced.

[01:17:15,630] The public Zoom meeting link will be closed during the executive session.

[01:17:19,680] As permissible, executive session meetings are not subject to House Bill 2560.

[01:17:25,720] No decision may be made in executive session.

[01:17:28,440] Executive session is expected to last less than 30 minutes.

[01:17:32,020] No action is planned.

[01:17:34,950] So since we have no action planned, I am going to adjourn the city council meeting.



















CAPITAL IMPROVEMENTS PLAN UPDATE - 2025

FOR

CITY OF BOARDMAN, OREGON

August 2025



ANDERSON PERRY & ASSOCIATES, INC.

La Grande, Redmond, Hermiston, and Enterprise, Oregon

Walla Walla, Washington

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Introduction

This Capital Improvements Plan (CIP) provides the framework for implementing the City of Boardman's facility and infrastructure asset-based improvement process over a five-year period starting in fiscal year 2025-26. The CIP outlines cost estimates for projects that require significant capital investment and are essential for safeguarding the City's financial health, while providing continued delivery of services to citizens and businesses.

The CIP is anticipated to continue to be reviewed and updated periodically (approximately every two years) to accommodate community needs and changes in financial resources. The CIP includes a list of the City's capital improvements projects, prioritizes the projects (subject to periodic review), and schedules the projects for funding and construction.

The CIP is a tool to be used in the development of responsible and progressive financial planning goals. The CIP complies with the City's financial policies. City policies and the CIP form the basis for making annual capital budget decisions and support the City's continued commitment to sound, long-range financial planning and direction.

The CIP identifies budgets and fiscal years for several types of capital projects. Capital improvements projects will be coordinated with the annual budget process to maintain full utilization of available resources. For each capital improvements project, the CIP provides a variety of information, including a project description, the service needs to be addressed, a proposed timetable, and proposed funding sources.

Generally, capital improvements projects will be prioritized with the most urgent projects first. In some instances, projects have been scheduled to coincide with an urgently needed project of another department to maximize effort, saving overall cost and/or maintaining the integrity of previously made investments. Ongoing operating costs are not included in the CIP.

Development of the CIP is a collaborative effort between the City's leadership team and the Public Works department to identify projects via specific master plans and other planning tools. Major capital improvements projects require City Council interaction during the development and funding stages.

Department Area Descriptions

This CIP is divided into the following sections:

- General
- Parks Department
- Planning Department
- Water Department
- Wastewater Department
- Street Department
- General Appendix
- Parks Department Appendix
- Planning Department Appendix
- Water Department Appendix
- Wastewater Department Appendix
- Street Department Appendix

Project Types

Projects generally fall within the primary categories identified below:

- System Repairs and Replacements - Projects needed to maintain existing infrastructure, typically needed to ensure reliable service.
- System Improvements - Projects designed to increase the functionality, efficiency, and/or capability of the infrastructure.
- Capacity-increasing Projects to Meet Population and Commercial Business Growth.
- Redevelopment and Community Enhancement - Projects created for urban renewal, overall community or neighborhood livability, and safety enhancement.
- Guidance and Regulatory Systems - Amendment of land use or other long-range planning documents to facilitate development of residential, commercial, and industrial land to help ensure water, wastewater, and transportation systems are adequate.

Department Goals

- Provide quality management of the CIP.
- Provide meaningful input for the City Council to make fiscally responsible decisions.
- Update the City Council on program implementation.
- Ensure timely information is provided to the Finance Department and City Council for cost differences.
- Provide timely project starts and completions.

What Projects Are in the Capital Improvements Plan

This CIP presents capital improvements and capital outlay. Capital improvements are expansions of, or improvements to, the City's physical facilities, such as buildings, land, and infrastructure, including roads, bridges, sidewalks, and utility systems. Capital outlay is generally used for equipment, vehicles, and technologies. The City's capitalization threshold has a minimum value of \$5,000 and a life expectancy of at least three years. Projects costing less than \$5,000 are not considered capital and are funded through operating budgets. Land use and other planning processes are also incorporated into this CIP to help ensure adequate funding for this important work is available going forward.

Projects in the CIP can include:

- Construction costs (i.e., labor, materials, and contractors involved in completing a project).
- Acquisition of land or structures.
- Engineering or architectural services, professional studies, or other administrative costs.
- Costs associated with the development or amendment of land use or other long-range planning documents.
- Expenses for City equipment, vehicles, and technologies.
- Expenses for expanding City facilities.

Funding Overview

Implementation of the CIP relies on a variety of potential funding sources. These include utility rate charges, tax increment revenues, user fees, general fund revenues, grants, and system development charges. Most of the funding scenarios may be somewhat complex and interwoven based on project goals, anticipated construction elements, and project timelines. The accounting of infrastructure income prohibits the transfer of funds between some departments. For example, street income can only be utilized for repair and maintenance or capital improvements associated with the Street Department.

Capital improvement cost estimates are created and/or updated based on discussions with City staff and vendors and current bid results of other recent construction projects in the area. Each project estimate includes a 5 percent per year inflation rate anticipated to cover escalating project costs realized each year. This percentage is based on inflation rates that vary based on the economy, and it is anticipated that rates will vary from those estimated. Estimates include planning fees, if any, design engineering fees, construction costs, and anticipated construction engineering service fees (i.e., bidding assistance, project observations technical assistance, construction surveying, etc.).

Each of the six departments/sections contain figures that show project priority with an estimated cost for the next five-year period.

The CIP is not a financing document. Rather, the CIP is a planning document that places projects in the annual budget whereby funds are appropriated for them by the City Council. Prior to actual project work, refined scopes of work, construction cost estimates, and associated design fees will be presented to the City Council for final approval to expend funds.

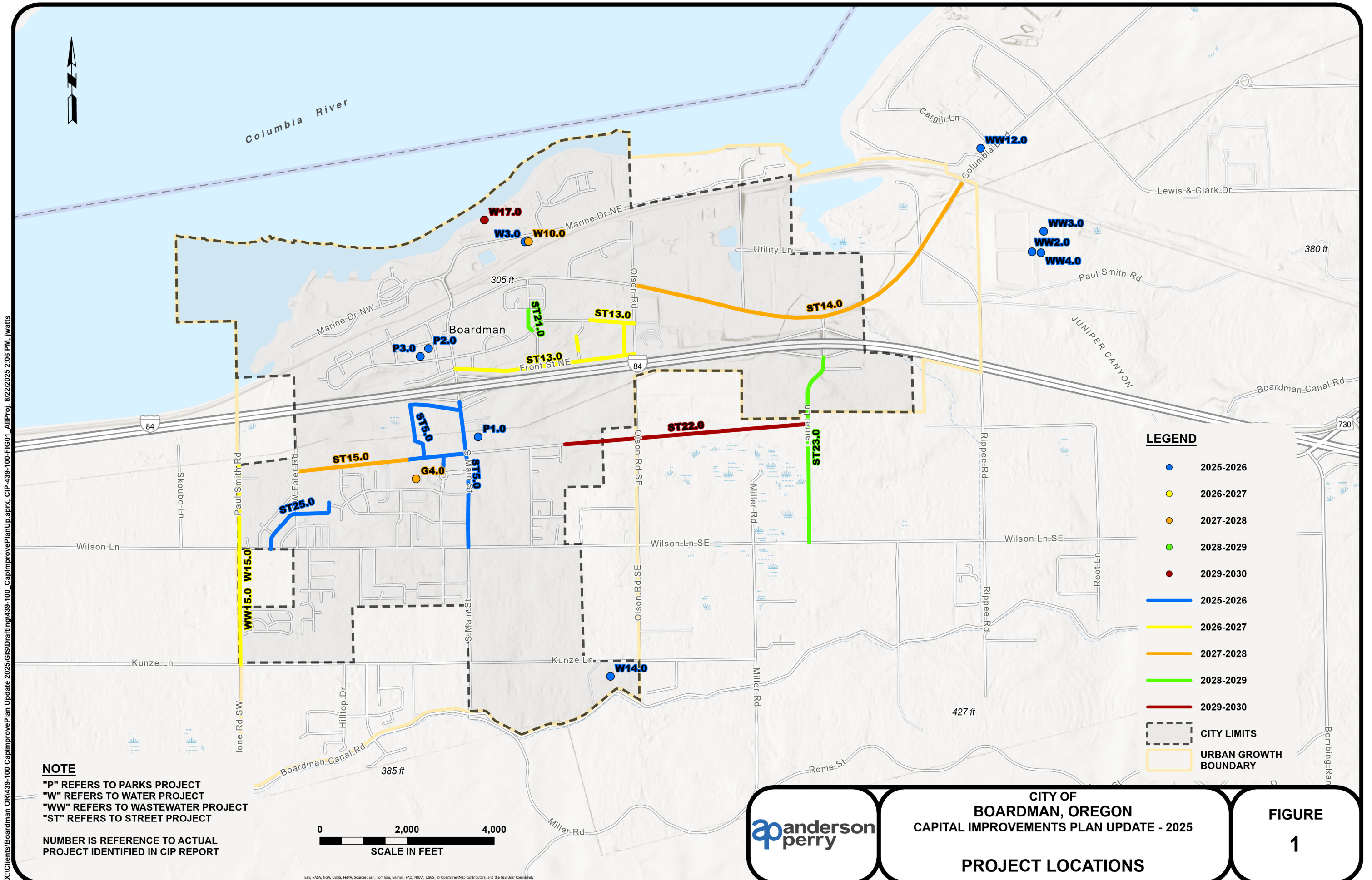
Project Overview

Projects across the City that entail infrastructure improvements for the Parks, Water, Wastewater, Street, and Community Development and Planning Department, as well as the General section, are identified in this CIP. The projects within these departments are identified on Figure 1, and the associated labels are referenced to project summaries included in each of the six department sections.

Additional projects within each of the six departments/sections that are currently prioritized outside of the five-year CIP window due to funding limitations or priority have been identified. These projects are included in the appendices for inclusion in future CIP updates.

Completed CIP projects within each of the six departments/sections are shown in the appendices for reference.

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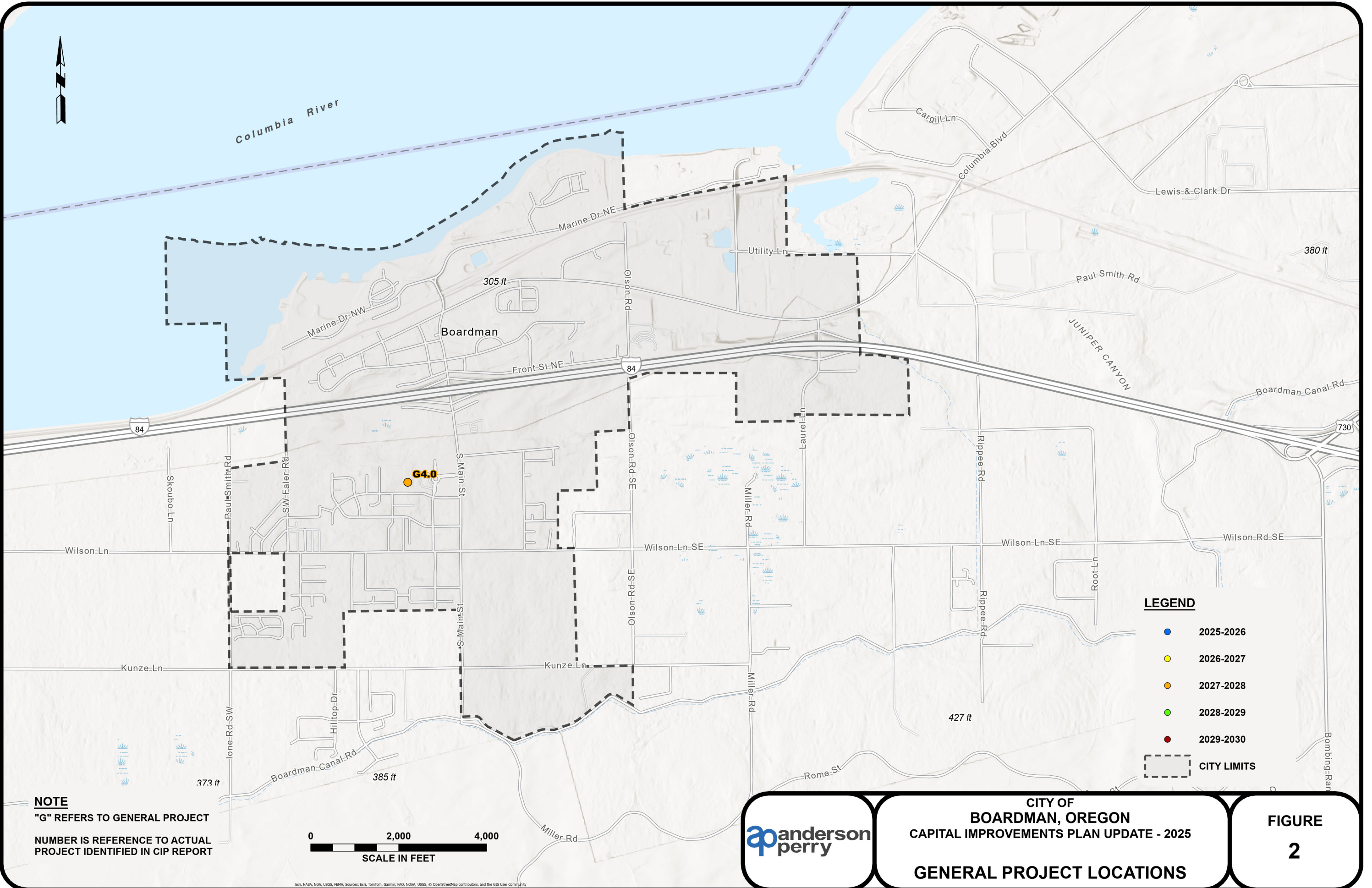
General

The City of Boardman, Oregon, has projects that need to be planned but will not be covered by the planning, water, wastewater, or street departments. The general fund covers these projects. Table 1 provides an overview of the proposed general projects, anticipated financial expenditures, and the proposed fiscal year of each improvement. Figure 2 shows the physical locations of the proposed general improvements projects throughout the City.

City of Boardman, Oregon
Capital Improvements Plan
Future Value - General Project Summary

Project No.	Project	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30
General Projects						
G 4.0	Police Station	\$ -	\$ -	\$ 15,000,000	\$ -	\$ -
General Total		\$ -	\$ -	\$ 15,000,000	\$ -	\$ -

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Eri, NASA, NOAA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Project Number: G 4.0

Project Name: Police Station

Fund: General

Estimated Cost: \$15,000,000

Fiscal Year: 2027-28

Project Description:

Construct a new police station.

Project Justification:

The Police Department at City Hall has reached space capacity with current staffing levels. The City purchased 3 acres adjacent to City Hall where the new police station will be constructed. The new facility will be constructed to accommodate a municipal court in the future as Boardman is the largest city in Morrow County and continues to grow.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
G 4.0	General Fund	\$15,000,000	2027-28
Total		\$15,000,000	

Parks Department

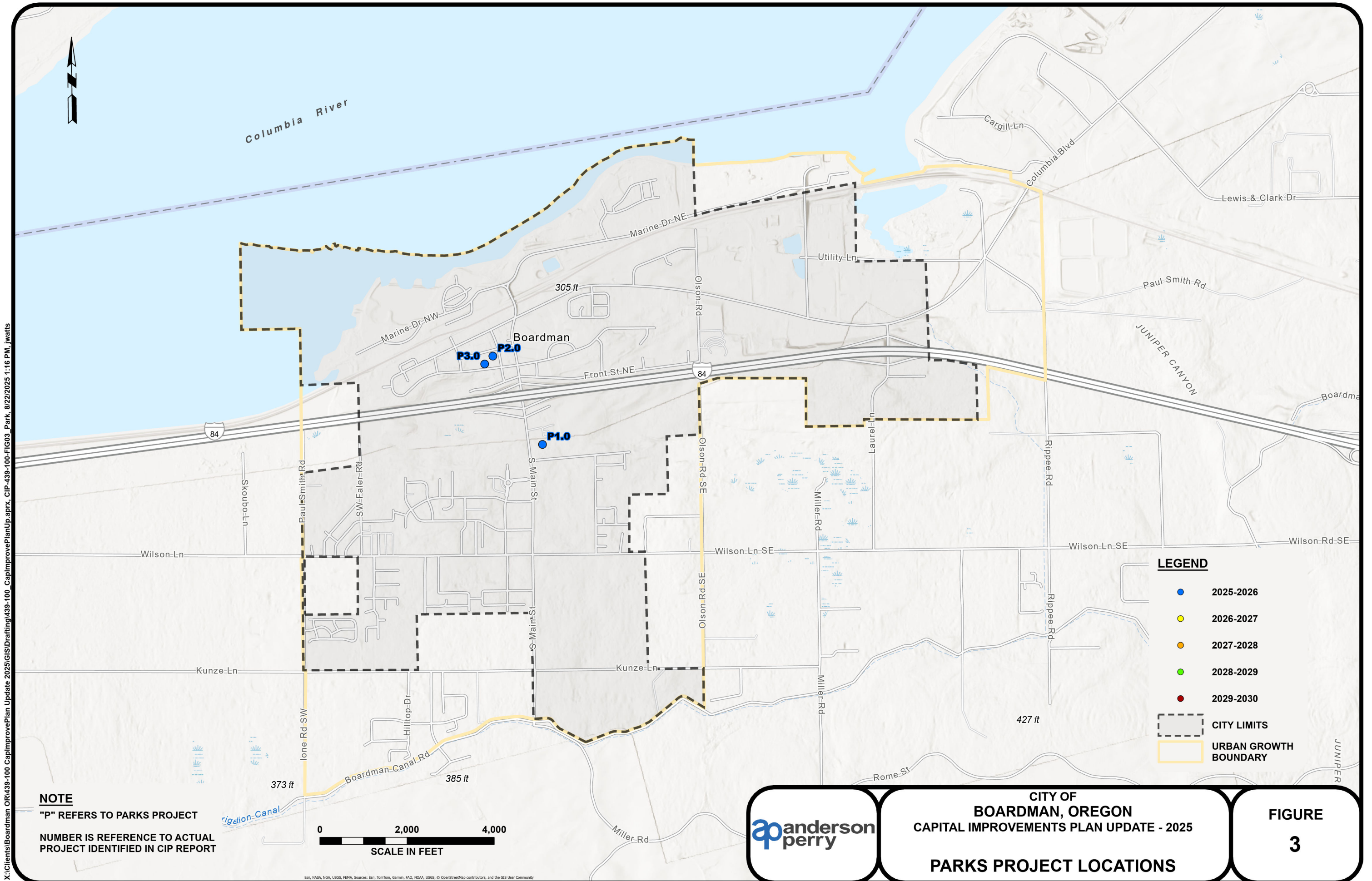
The City of Boardman is preparing to adopt its first Parks Master Plan (PMP) in fall 2025. The PMP will help the City inventory its current assets and identify community needs and priorities for future improvements. The PMP is expected to guide decisions around budgeting, staffing, and long-term planning for the Parks Department. It will serve as a useful tool for aligning future investments with the City's goals and the needs of its growing population.

Table 1 provides an overview of the current Parks Department projects, anticipated financial expenditures, and the proposed fiscal year of each improvement. The physical locations of the proposed parks improvements throughout the City are shown on Figure 2. The capital improvements list for the Parks Department provided herein is based on anticipated improvements that will be included in the PMP.

City of Boardman, Oregon
Capital Improvements Plan
Future Value - Parks Project Summary

Project No.	Project	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30
General Projects						
P 1.0	Oregon Trail Greenspace and Walking Path	\$ 400,000	\$ -	\$ -	\$ -	\$ -
P 2.0	Splash Pad	\$ 550,000	\$ -	\$ -	\$ -	\$ -
P 3.0	Park Improvements	\$ 150,000	\$ 750,000		\$ -	\$ -
Parks Total		\$ 1,100,000	\$ 750,000	\$ -	\$ -	\$ -

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CITY OF
BOARDMAN, OREGON
CAPITAL IMPROVEMENTS PLAN UPDATE - 2025
PARKS PROJECT LOCATIONS

**FIGURE
3**



Project Number: P 2.0

Project Name: Splash Pad

Fund: Parks

Estimated Cost: \$550,000

Fiscal Year: 2025-26

Project Description:

Build a splash pad at Boardman Park.

Project Justification:

A splash pad will provide a safe, accessible, and cost-effective recreational amenity that promotes outdoor activity, especially for young children and families. It will enhance community well-being, support public health through active play, serve as a gathering space during hot summer months, and is particularly important in areas with limited access to aquatic facilities.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
P 2.0	Parks	\$550,000	2025-26
Total		\$550,000	



Project Number: P 3.0

Project Name: Park Improvements

Fund: Parks

Estimated Cost: \$900,000

Fiscal Year: 2025-26, 2026-27

Project Description:

This project will include parking and sidewalk improvements to improve accessibility to the facility and address Americans with Disabilities Act (ADA) compliance.

Project Justification:

The current park configuration is limited on parking and lacks sidewalks for pedestrian and ADA accessibility.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
P 2.0	Parks	\$150,000	2025-26
P 2.0	Parks	\$750,000	2026-27
Total		\$900,000	

Community Development and Planning Department

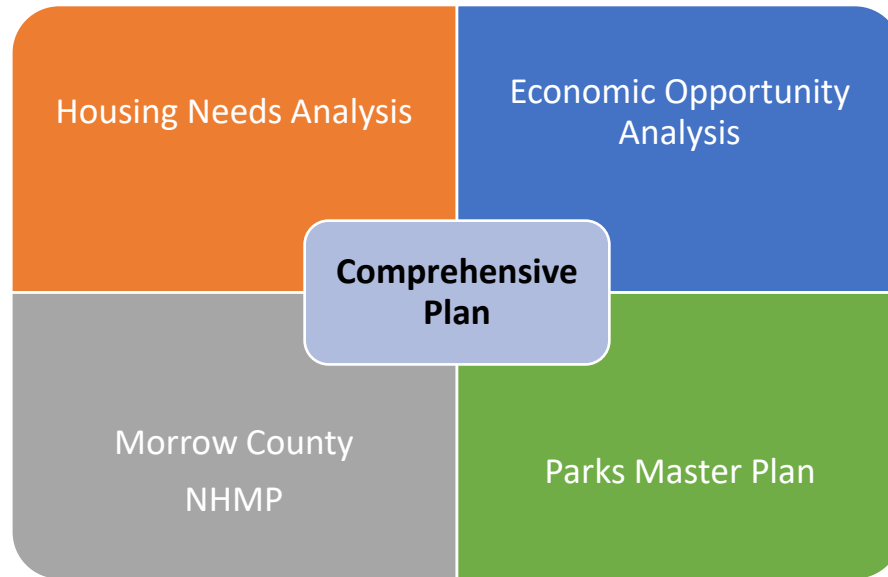
The City of Boardman's Community Development and Planning Department (CDPD) is responsible for assisting citizens and developers by applying the adopted City codes for proposed developments. The CDPD has identified the long-range planning work needed to update and upgrade the City of Boardman planning program.

Projects included in the Capital Improvements Plan are anticipated to be completed by subconsultants. Therefore, updates to planning documents that will be completed by the CDPD are not included.

Table 2 provides an overview of the proposed CDPD projects, anticipated financial expenditures, and the proposed fiscal year of each project.

City of Boardman, Oregon
Capital Improvements Plan
Future Value - Community Development and Planning Project Summary

Project No.	Project	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30
Planning Projects						
CD 1.0	Comprehensive Plan	\$ -	\$ -	\$ -	\$ -	\$ -
CD 1.1	Housing Needs Analysis	\$ -	\$ -	\$ 40,000	\$ -	\$ -
CD 4.0	Main Street Interchange Area Management Plan		\$ 37,500	\$ 37,500		
Planning Total		\$ -	\$ 37,500	\$ 77,500	\$ -	\$ -



Project Number: CD 1.0

Project Name: Comprehensive Plan

Fund: Planning

Estimated Cost: *

Fiscal Years: 2024-25 to 2026-27

Project Description:

The project will include updating the City's 2003 Comprehensive Plan, which includes, but is not limited to, a Housing Needs Analysis, Economic Opportunity Analysis, Morrow County Natural Hazards Mitigation Plan (NHMP), and a Parks Master Plan.

Project Justification:

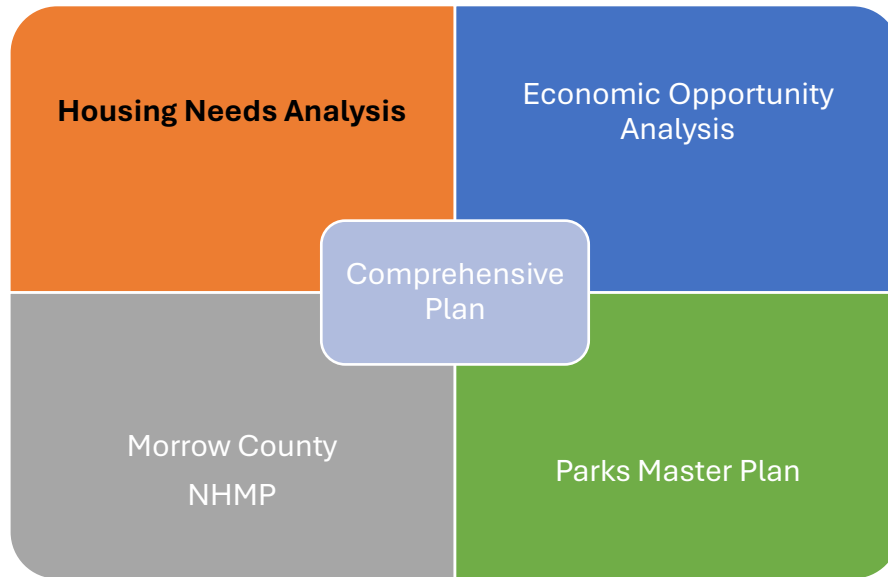
The Comprehensive Plan was adopted in 2003 with minimal amendments since. The Comprehensive Plan needs to be updated with a Housing Needs Analysis (Goal 10), Economic Opportunities Analysis (Goal 9), Morrow County Natural Hazards Mitigation Plan (Goal 7), and a Parks Master Plan (Goal 8). There may be other work identified to be completed prior to work on other sections of the Comprehensive Plan. The updates are needed to support urban growth boundary expansion, which is anticipated for residential and employment land needs.

The NHMP is an effort led by Morrow County at no cost to the City of Boardman. Due to the no cost impact to the City, it has not been included in the CIP.

*Costs included in projects CD 1.1 through CD 1.3.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Years
CD 1.0	Planning Fund	*	2024-25 to 2026-27
Total		See subsequent cost breakdown	



Project Number: CD 1.1

Project Name: Housing Needs Analysis

Fund: Planning

Estimated Cost: \$40,000

Fiscal Year: 2027-28

Project Description:

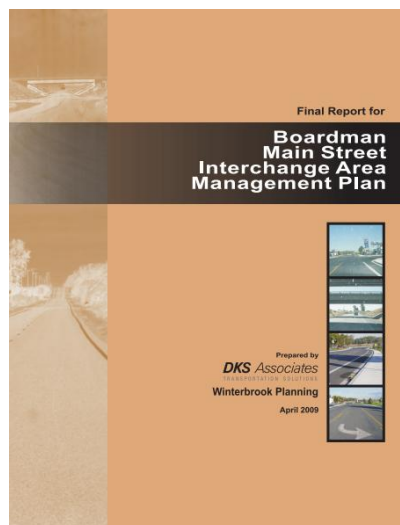
The project will include development of a Housing Needs Analysis.

Project Justification:

The Housing Needs Analysis (Goal 10) will inventory the City's buildable lands to help ensure there is enough zoned land to accommodate housing needs.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
CD 1.1	Planning Fund	\$20,000	2027-28
CD 1.1	Planning Fund	\$20,000	2027-28
Total		\$40,000	



Project Number: CD 4.0

Project Name: Main Street Interchange Area Management Plan

Fund: Street

Estimated Cost: \$75,000

Fiscal Year: 2026-27, 2027-28

Project Description:

Update the 2009 Main Street Interchange Area Management Plan (IAMP).

Project Justification:

The IAMP provides planning and improvements for the Main Street overpass.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
CD 4.0	Planning Fund	\$37,500	2026-27
CD 4.0	Planning Fund	\$37,500	2027-28
Total		\$75,000	

Water Department

The City of Boardman completed a Water System Master Plan (WSMP) in September 2015 that presents a detailed description and evaluation of the City's water system. In general, the City's water system consists of:

- Water Reservoirs 2
- Total Water Storage 1,300,000 gallons
- Miles of Pipe Approximately 17.5 miles
- Water Wells 3
- Booster Pump Stations 1

The City supplies water to residential, commercial, and industrial water users within its service area. The proposed projects in the Capital Improvements Plan may include "increased-capacity" projects, "replacement/ renewal" projects, and equipment upgrades. The proposed improvements have been programmed based on facility needs, the urgency of proposed upgrades, and anticipated funding availability.

Table 3 provides an overview of the proposed water system projects, anticipated financial expenditures, and the proposed fiscal year of each improvement. Figure 3 shows the physical locations of the proposed water system improvements throughout the City.

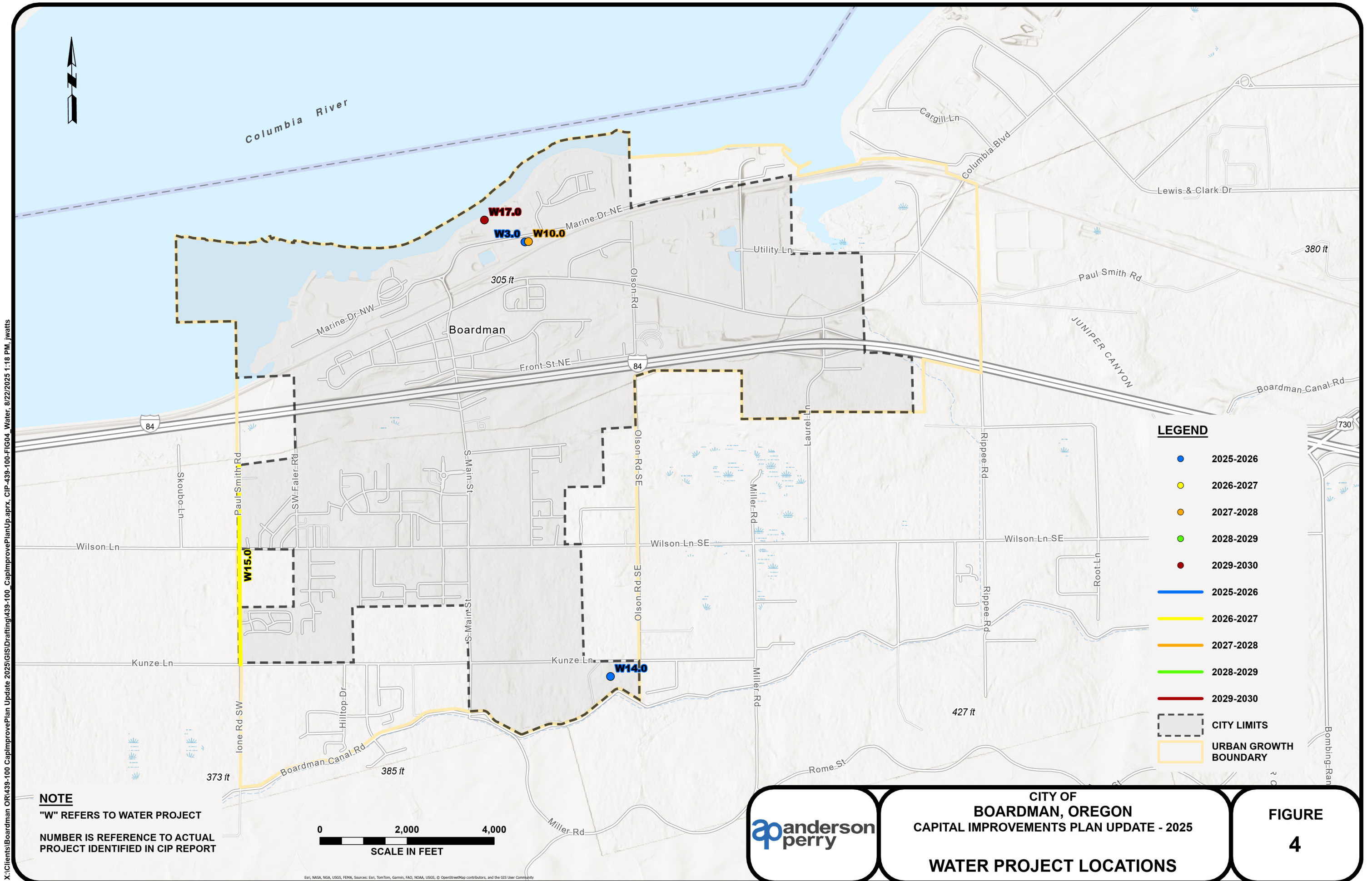
The capital improvements list for the Water Department provided herein is based on replacement/renewal/repair projects completed and the City's WSMP prepared in 2015. Projects within the Water Department include distribution system improvements, reservoir modifications/construction, and improvements planned to improve system reliability.

Refer to the City's WSMP for additional information and future projects beyond the CIP five-year outlook.

**City of Boardman, Oregon
Capital Improvements Plan
Future Value - Water Project Summary**

Project No.	Project	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30
Water Projects						
W 3.0	300,000-gallon Reservoir Recoating		\$ 410,000	\$ -	\$ -	\$ -
W 4.0	Water System Master Plan Update	\$ 80,000	\$ -	\$ -	\$ -	\$ -
W 8.0	Ten-yard Dump Truck	\$ -	\$ 12,000	\$ -	\$ -	\$ -
W 9.0	Water Management and Conservation Plan Update	\$ -	\$ 50,000	\$ -	\$ -	\$ -
W 10.0	Decommission Old Water Booster Pump Station	\$ -	\$ -	\$ 25,000	\$ -	\$ -
W 11.0	Backhoe	\$ -	\$ 20,100	\$ -	\$ -	\$ -
W 12.0	Rate Analysis	\$ 12,000	\$ -	\$ -	\$ -	\$ -
W 13.0	Public Works Standards Update	\$ 2,000	\$ -	\$ -	\$ -	\$ -
W 14.0	Kunze Well	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
W 15.0	Paul Smith Rd. Improvements	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -
W 16.0	Source Water Protection Plan	\$ 120,000	\$ -	\$ -	\$ -	\$ -
W 17.0	Collector Well No. 1 Improvements	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000
Water Total		\$ 1,214,000	\$ 992,100	\$ 525,000	\$ -	\$ 3,000,000

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Eri, NASA, NOAA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Project Number: W 3.0

Project Name: 300,000-gallon Reservoir Recoating

Fund: Water

Estimated Cost: \$410,000

Fiscal Year: 2026-27

Project Description:

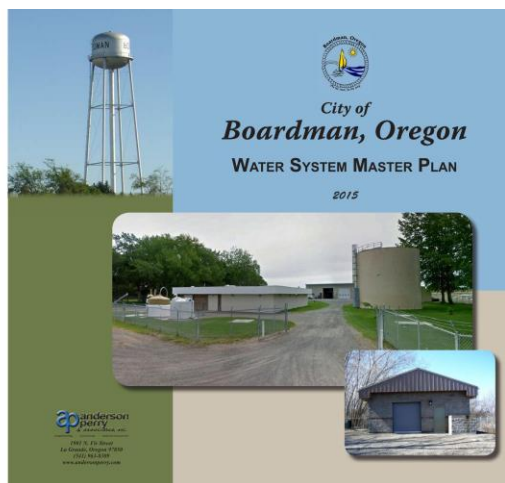
The project will include painting the welded steel reservoir interior and exterior surfaces. The reservoir will be drained and sandblasted to remove compromised coatings and rust. The reservoir will be coated with industry standard coatings and the cathodic protection system will be upgraded.

Project Justification:

The welded steel reservoir was constructed in 2001 with an inspection completed in approximately 2018. The inspection revealed coatings failure and rusting. Recoating of the welded steel reservoir and upgrading the cathodic protection system is needed to prolong the City's investments and are common practice considering the age of the reservoir.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 3.0	Water Fund	\$410,000	2026-27
Total		\$410,000	



Project Number: W 4.0

Project Name: Water System Master Plan Update

Fund: Water

Estimated Cost: \$80,000

Fiscal Year: 2025-26

Project Description:

Updating the City's current Water System Master Plan (WSMP) will include analyzing the City's water system and providing suggestions for improvements to increase, or meet, capacity and distribution requirements.

Project Justification:

The City's WSMP needs to be updated every ten years to maintain regulatory compliance. Since the WSMP was adopted in 2015, an update will be needed within the five-year scope of this Capital Improvements Plan. The WSMP will help the City identify areas of the water system that need improvements and help ensure the City will meet distribution and capacity needs for the future.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 4.0	Water Fund	\$80,000	2025-26
Total		\$80,000	



Project Number: W 8.0, WW 9.0, ST 12.0

Project Name: Ten-yard Dump Truck

Fund: Water, Wastewater, Street

Estimated Cost: \$12,000

Fiscal Year: 2026-27

Project Description:

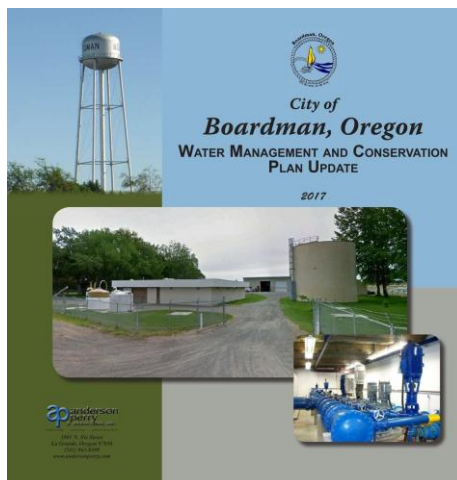
Purchase a ten-yard dump truck for Public Works use.

Project Justification:

Public Works needs a ten-yard dump truck to be more efficient in daily operations.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 8.0	Water Fund	\$12,000	2026-27
WW 9.0	Wastewater Fund	\$8,000	2026-27
ST 12.0	Street Fund	\$20,000	2026-27
Total		\$40,000	



Project Number: W 9.0

Project Name: Water Management and Conservation Plan Update

Fund: Water

Estimated Cost: \$50,000

Fiscal Year: 2026-27

Project Description:

Updating the City's current Water Management and Conservation Plan (WMCP) will require analyzing the City's water system. After an analysis is finished, the WMCP will discuss how the City is managing and conserving water as well as permit requirements.

Project Justification:

The City's WMCP is required to be updated every ten years to maintain regulatory compliance. Since the last update to the WMCP was in 2017, an update will be needed within the five-year scope of this Capital Improvements Plan. The WMCP will help the City identify areas of the water system that need improvements. This will help the City meet distribution and capacity needs for the future.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 9.0	Water Fund	\$50,000	2026-27
Total		\$50,000	



Project Number: W 10.0

Project Name: Decommission Old Water Booster Pump Station

Fund: Water

Estimated Cost: \$25,000

Fiscal Year: 2027-28

Project Description:

Decommission the old water booster pump station.

Project Justification:

After construction of the new water booster pump station, the City's old booster pump station is redundant. The building structure and equipment enclosed is past its service life, and it is not feasible or reasonable to restore a redundant booster pump station.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 10.0	Water Fund	\$25,000	2027-28
Total		\$25,000	



Project Number: W 11.0, WW 11.0, ST 18.0

Project Name: Backhoe

Fund: Water, Wastewater, Street

Estimated Cost: \$20,100

Fiscal Year: 2026-27

Project Description:

Purchase a backhoe for public works use

Project Justification:

Public Works needs a backhoe to be more efficient in daily operations.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 11.0	Water Fund	\$20,100	2026-27
WW 11.0	Wastewater Fund	\$13,400	2026-27
ST 18.0	Street Fund	\$33,500	2026-27
Total		\$67,000	



Project Number: W 12.0, WW 13.0

Project Name: Rate Analysis

Fund: Water, Wastewater

Estimated Cost: \$12,000

Fiscal Year: 2025-26

Project Description:

Provide a financial analysis and evaluation of the City's existing water and wastewater systems to ensure near- and long-term sustainable operations

Project Justification:

A rate analysis for the City would provide a clear understanding of how to budget effectively and allocate resources efficiently, ensuring that funds are used wisely to maintain and improve the City's water and wastewater systems.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 12.0	Water Fund	\$12,000	2025-26
WW 13.0	Wastewater Fund	\$13,000	2025-26
Total		\$25,000	



Project Number: W 13.0, WW 14.0, ST 20.0

Project Name: Public Works Standards Update

Fund: Water, Wastewater, Street

Estimated Cost: \$2,000

Fiscal Year: 2025-26

Project Description:

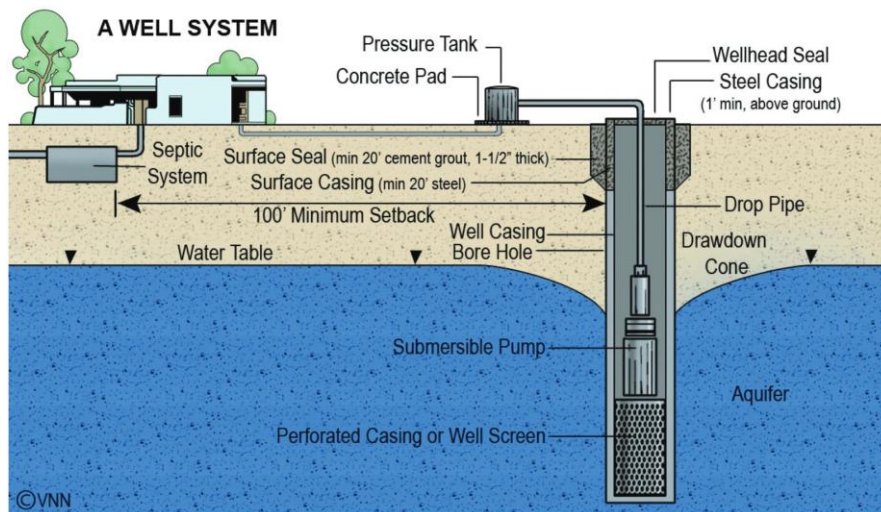
Update the City's existing public works standard drawings and technical specifications.

Project Justification:

The City's existing public works standards need to be updated to ensure specifications for current regulations are up to date. Additional standards will be added or updated to provide uniformity for utilities, roads, structures, and other required elements for developers.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 13.0	Water Fund	\$2,000	2025-26
WW 14.0	Wastewater Fund	\$3,000	2025-26
ST 20.0	Street Fund	\$5,000	2025-26
Total		\$10,000	



Project Number: W 14.0

Project Name: Kunze Well

Fund: Water

Estimated Cost: \$1,000,000

Fiscal Year: 2025-26

Project Description:

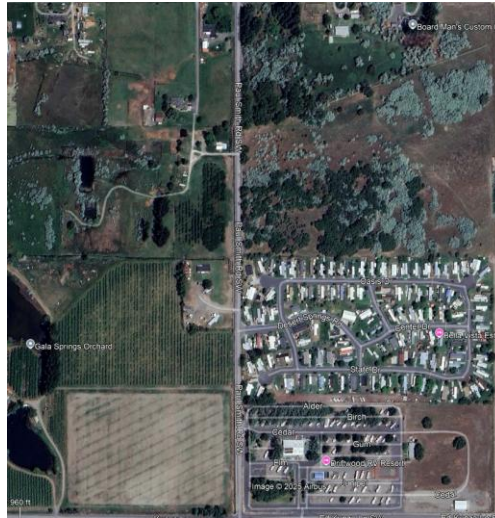
Decommission existing water well and construct a new well for the City's backup water supply. The existing water right will be transferred from the existing well to the new well.

Project Justification:

The City's existing groundwater well has not been used because the water is non-aesthetically pleasing due to hydrogen sulfide odors. Constructing a new well will provide a redundant drinking water source and allow the City to better serve areas in the southern parts of Boardman.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 14.0	Water Fund	\$1,000,000	2025-26
Total		\$1,000,000	



Project Number: W 15.0, WW 15.0

Project Name: Paul Smith Road Improvements

Fund: Water, Wastewater

Estimated Cost: \$1,000,000

Fiscal Year: 2026-27, 2027-28

Project Description:

This project is a collaboration between Morrow County, the West Extension Irrigation District (WEID), and the City. WEID is relocating and piping the irrigation canal, and the City intends to install water and sewer infrastructure during WEID's construction. The County will resurface the road once all infrastructure is installed.

Project Justification:

The City should use this opportunity to install infrastructure in a road that will be resurfaced, reducing the overall construction cost.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 15.0	Water Fund	\$1,000,000	2026-27, 2027-28
WW 15.0	Wastewater Fund	\$1,000,000	2026-27, 2027-28
Total		\$2,000,000	

Water Sources



Project Number: W 16.0

Project Name: Source Water Protection Plan

Fund: Water

Estimated Cost: \$120,000

Fiscal Year: 2025-26

Project Description:

Provide a Source Water Protection Plan that addresses the following elements associated with the City's drinking water system: identify potential risks, prioritize those risks, identify strategies for addressing risks, develop an implementation plan and a contingency plan, as well as consider future water sources.

Project Justification:

Strategic and proactive protection and management of surface and groundwater sources are essential to ensuring a sustainable drinking water source for the community.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 16.0	Water Fund	\$120,000	2025-26
Total		\$120,000	



Project Number: W 17.0

Project Name: Collector Well No. 1 Improvements

Fund: Water

Estimated Cost: \$3,000,000

Fiscal Year: 2029-30

Project Description:

The project will include removing the old drywell and pumps. A new building will be constructed that includes new pumps, power service, electrical equipment, and backup generator.

Project Justification:

The Collector Well No. 1 pumps are installed in a subsurface drywell that requires confined space entry and makes operation and maintenance difficult. Pumps and electrical equipment have surpassed their design life and need to be replaced.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 17.0	Water Fund	\$3,000,000	2029-30
Total		\$3,000,000	

Wastewater Department

The City of Boardman completed a Wastewater Facilities Plan (WWFP) in 2021 that presents a detailed description and evaluation of the City's wastewater system. In general, the City's wastewater system consists of:

- | | |
|----------------------------------|--|
| • Miles of Pipe | Approximately 28 |
| • Manhole Structures | Approximately 417 |
| • Cleanouts | 30 |
| • Recycled Water Discharge Point | The City's land application site (Circle 52) |
| • Sanitary Lift Stations | Seven |

The proposed projects included in the Capital Improvements Plan are based on "increased-capacity" projects where upgrades are required to accommodate growth and "replacement" projects for collection system components that have deteriorated past the reasonable point of repair. When upgrading a system component, the project is sized to accommodate growth, reduce infiltration and inflow of stormwater and groundwater into the system, and to repair identified deficiencies in older collection system components.

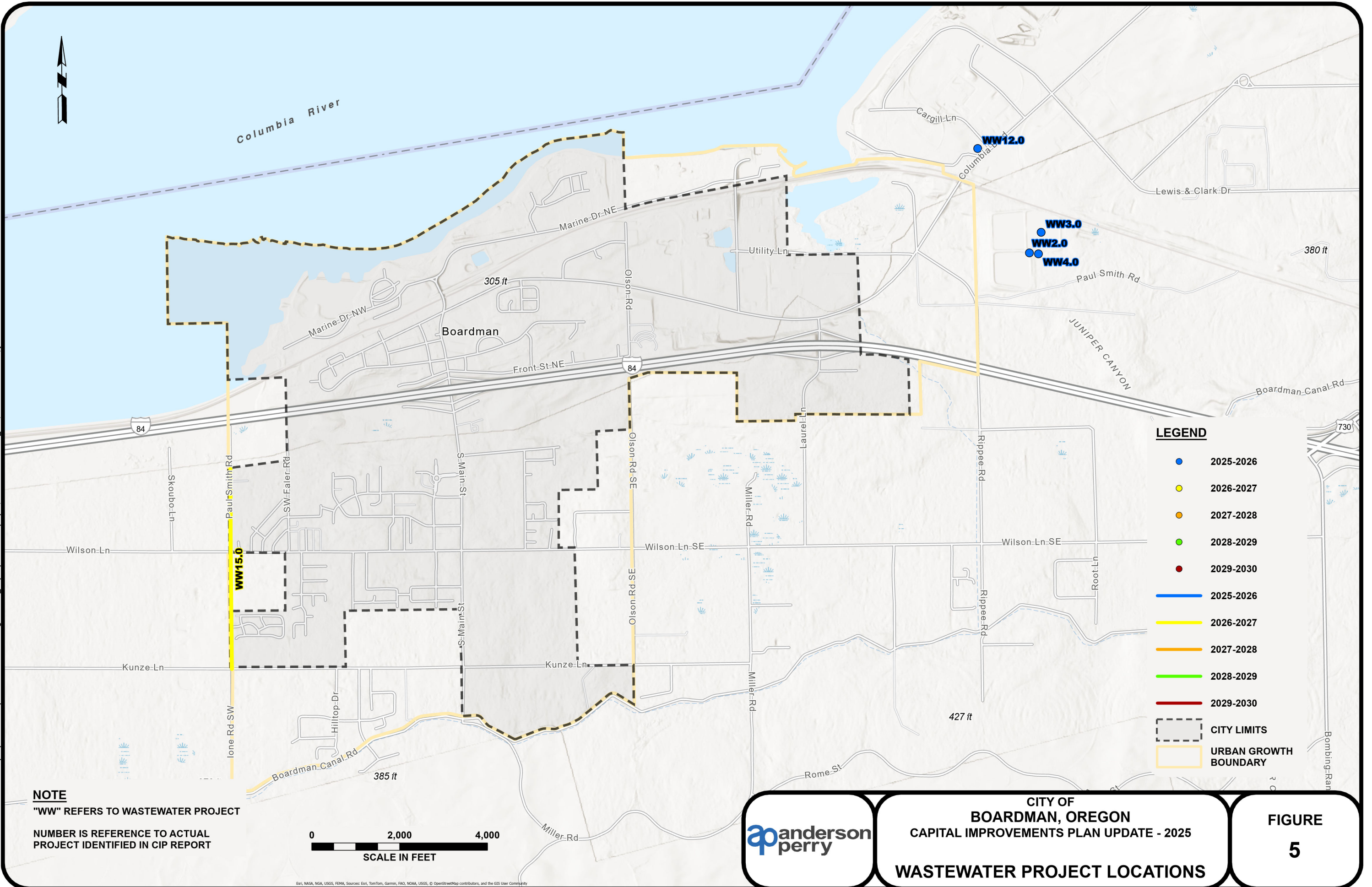
Table 4 provides an overview of the proposed sewer system projects, anticipated financial expenditures, and the proposed fiscal year of each improvement. Figure 4 provides maps showing the physical locations of the proposed sewer system improvements throughout the City.

Refer to the City's WWFP for additional information and future projects beyond the CIP five-year outlook.

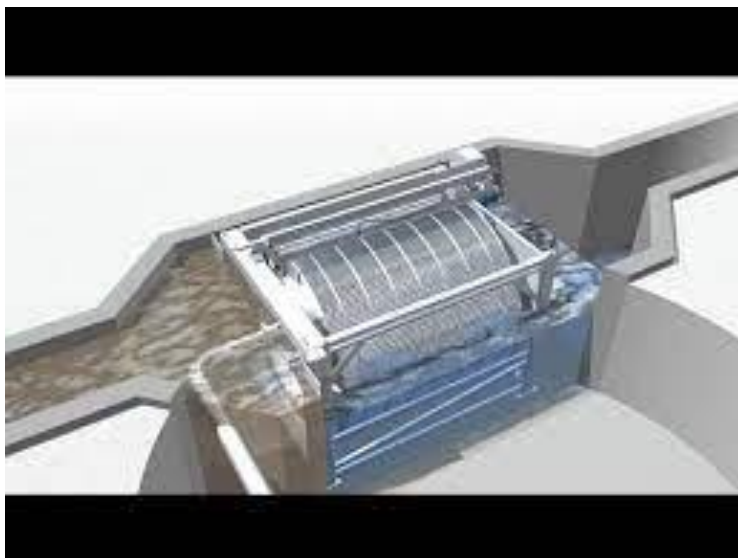
**City of Boardman, Oregon
Capital Improvements Plan
Future Value - Wastewater Project Summary**

Project No.	Project	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30
Wastewater Projects						
WW 2.0	Headworks Screen and Septage Receiving Station	\$ 1,120,000	\$ -	\$ -	\$ -	\$ -
WW 3.0	Lagoon 1 Biosolids Removal	\$ 1,310,000	\$ -	\$ -	\$ -	\$ -
WW 4.0	Replace On-Site Sodium Hypochlorite System	\$ 380,000	\$ -	\$ -	\$ -	\$ -
WW 5.0	Collection System Study	\$ 80,000	\$ -	\$ -	\$ -	\$ -
WW 9.0	Ten-yard Dump Truck	\$ -	\$ 8,000	\$ -	\$ -	\$ -
WW 11.0	Backhoe	\$ -	\$ 13,400	\$ -	\$ -	\$ -
WW 12.0	East Beach Flowmeter	\$ 30,000	\$ -	\$ -	\$ -	\$ -
WW 13.0	Rate Analysis	\$ 13,000	\$ -	\$ -	\$ -	\$ -
WW 14.0	Public Works Standards Update	\$ 3,000	\$ -	\$ -	\$ -	\$ -
WW 15.0	Paul Smith Rd. Improvements	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -
Wastewater Total		\$2,936,000	\$ 521,400	\$ 500,000	\$ -	\$ -

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Eri, NASA, NOAA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Project Number: WW 2.0

Project Name: Headworks Screen and Septage Receiving Station

Fund: Wastewater

Estimated Cost: \$1,120,000

Fiscal Year: 2025-26

Project Description:

Construct a new headworks and septage receiving station.

Project Justification:

The City's lagoon system operates without a headworks screen allowing garbage to accumulate in the lagoon system. The project will involve installation of a new headworks screen to help remove garbage from wastewater influent and the installation of a septage receiving station to accept hauled waste.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
WW 2.0	Wastewater Fund	\$1,120,000	2025-26
Total		\$1,120,000	



Project Number: WW 3.0

Project Name: Lagoon 1 Biosolids Removal

Fund: Wastewater

Estimated Cost: \$1,310,000

Fiscal Year: 2025-26

Project Description:

The project will include draining Lagoon 1 at the wastewater treatment facility (WWTF). After the lagoon is drained, the biosolids will take approximately one to two years to dry. Once the biosolids have dried, work can begin to remove the biosolids, which will restore Lagoon 1 to its original depth. Since the WWTF does not currently have a headworks screen, the biosolids removed will contain inorganics and will need to be disposed of at the landfill.

Project Justification:

Increasing the depth of Lagoon 1 via biosolids removal will increase the overall capacity of the City's WWTF. Increasing the capacity of the WWTF will allow the City to accept more wastewater as the City grows. By removing biosolids from Lagoon 1, the overall efficiency of the WWTF will be improved, ensuring the City has reliable wastewater treatment for years to come.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
WW 3.0	Wastewater Fund	\$1,310,000	2025-26
Total		\$1,310,000	



Project Number: WW 4.0

Project Name: Replace On-Site Sodium Hypochlorite System

Fund: Wastewater

Estimated Cost: \$380,000

Fiscal Year: 2025-26

Project Description:

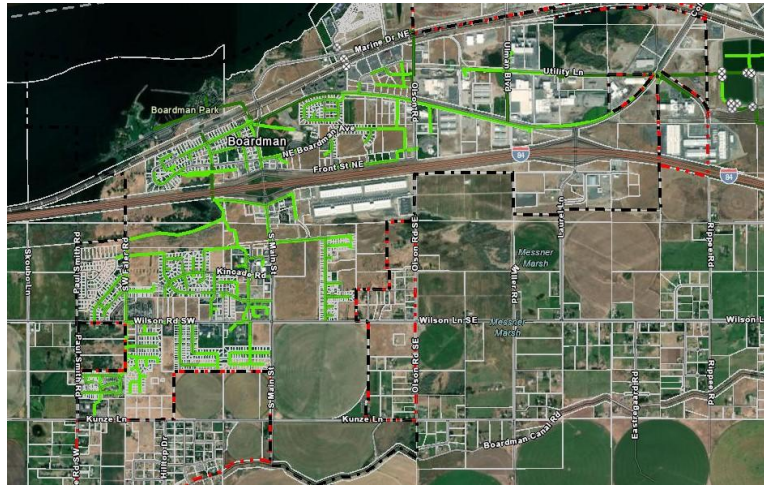
Replace the on-site sodium hypochlorite system.

Project Justification:

The existing on-site sodium hypochlorite system used for disinfecting recycled water land applied at Circle 52 has surpassed its service life and needs replaced.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
WW 4.0	Wastewater Fund	\$380,000	2025-26
Total		\$380,000	



Project Number: WW 5.0

Project Name: Collection System Study

Fund: Wastewater

Estimated Cost: \$80,000

Fiscal Year: 2025-26

Project Description:

Develop a wastewater Collection System Study.

Project Justification:

The Collection System Study will be developed for a 20-year planning period and will include design criteria and service goals for the planning period, identifying present and anticipated future system deficiencies, and evaluating future wastewater collection system needs. A system improvements implementation program will be developed to be incorporated in the Capital Improvements Plan.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
WW 5.0	Wastewater Fund	\$80,000	2025-26
Total		\$80,000	



Project Number: W 8.0, WW 9.0, ST 12.0

Project Name: Ten-yard Dump Truck

Fund: Water, Wastewater, Street

Estimated Cost: \$8,000

Fiscal Year: 2026-27

Project Description:

Purchase a ten-yard dump truck for Public Works use.

Project Justification:

Public Works needs a ten-yard dump truck to be more efficient in daily operations.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 8.0	Water Fund	\$12,000	2026-27
WW 9.0	Wastewater Fund	\$8,000	2026-27
ST 12.0	Street Fund	\$20,000	2026-27
Total		\$40,000	



Project Number: W 11.0, WW 11.0, ST 18.0

Project Name: Backhoe

Fund: Water, Wastewater, Street

Estimated Cost: \$13,400

Fiscal Year: 2026-27

Project Description:

Purchase a backhoe for Public Works use.

Project Justification:

Public Works needs a backhoe to be more efficient in daily operations.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 11.0	Water Fund	\$20,100	2026-27
WW 11.0	Wastewater Fund	\$13,400	2026-27
ST 18.0	Street Fund	\$33,500	2026-27
Total		\$67,000	



Project Number: WW 12.0

Project Name: East Beach Flowmeter

Fund: Wastewater

Estimated Cost: \$30,000

Fiscal Year: 2025-26

Project Description:

Replace flowmeter and connect to the City's supervisory control and data acquisition (SCADA) system.

Project Justification:

The existing flowmeter is aging and is currently unconnected from the City's SCADA system. Replacing the flowmeter and connecting it to the SCADA system will help the City track flows more accurately and efficiently.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
WW 12.0	Wastewater Fund	\$30,000	2025-26
Total		\$30,000	



Project Number: W 12.0, WW 13.0

Project Name: Rate Analysis

Fund: Water, Wastewater

Estimated Cost: \$13,000

Fiscal Year: 2025-26

Project Description:

Provide a financial analysis and evaluation of the City's existing water and wastewater systems to ensure near- and long-term sustainable operations

Project Justification:

A rate analysis for the City would clarify how to budget effectively and allocate resources efficiently, ensuring that funds are used wisely to maintain and improve the City's water and wastewater systems.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 12.0	Water Fund	\$12,000	2025-26
WW 13.0	Wastewater Fund	\$13,000	2025-26
Total		\$25,000	



Project Number: W 13.0, WW 14.0, ST 20.0

Project Name: Public Works Standards Update

Fund: Water, Wastewater, Street

Estimated Cost: \$3,000

Fiscal Year: 2025-26

Project Description:

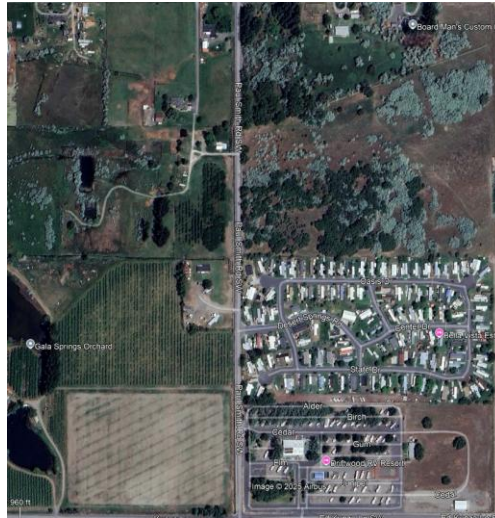
Update the City's existing public works standard drawings and technical specifications.

Project Justification:

The City's existing public works standards need to be updated to ensure specifications for current regulations are up to date. Additional standards will be added or updated to provide uniformity for utilities, roads, structures, and other required elements for developers.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 13.0	Water Fund	\$2,000	2025-26
WW 14.0	Wastewater Fund	\$3,000	2025-26
ST 20.0	Street Fund	\$5,000	2025-26
Total		\$10,000	



Project Number: W 15.0, WW 15.0

Project Name: Paul Smith Road Improvements

Fund: Water, Wastewater

Estimated Cost: \$1,000,000

Fiscal Year: 2026-27, 2027-28

Project Description:

This project is a collaboration between Morrow County, the West Extension Irrigation District (WEID), and the City. WEID is relocating and piping the irrigation canal, and the City intends to install water and sewer infrastructure during WEID's construction. The County will resurface the road once all infrastructure is installed.

Project Justification:

The City should use this opportunity to install infrastructure in a road that will be resurfaced, reducing the overall construction cost.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 15.0	Water Fund	\$1,000,000	2026-27, 2027-28
WW 15.0	Wastewater Fund	\$1,000,000	2026-27, 2027-28
Total		\$2,000,000	

Street Department

The capital improvements list for the City of Boardman Street Department is based on knowledge of the system provided by the Street Department staff. In general, the City’s street system consists of:

- Roadway Centerline Miles Approximately 19
- Traffic Signals 0

The Capital Improvements Plan projects identified by the Street Department include street rehabilitation, street beautification, street widening, intersection safety improvements, pedestrian improvements, and new streets.

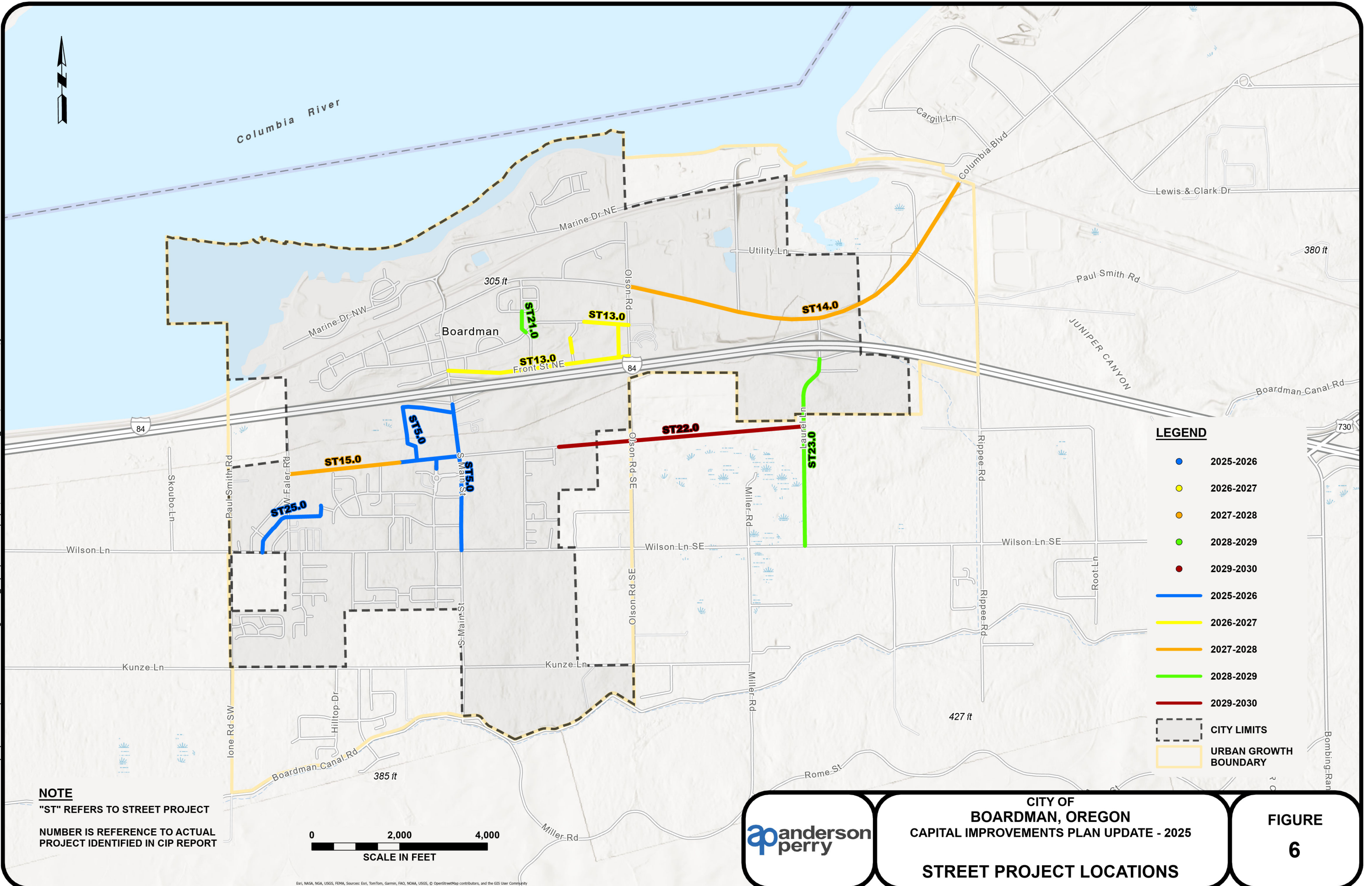
Table 5 provides an overview of the proposed street system projects, anticipated financial expenditures, and the proposed fiscal year of each improvement. Figure 5 shows the physical locations of the proposed system improvements throughout the City.

Refer to the City’s Transportation System Plan for additional information and future projects beyond the CIP five-year outlook.

City of Boardman, Oregon
Capital Improvements Plan
Future Value - Street Project Summary

Project No.	Project	FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30
Street Projects						
ST 5.0	S. Main Street and S.W. Loop Rd Improvements	\$ 5,000,000	\$ -	\$ -	\$ -	\$ -
ST 12.0	Ten-yard Dump Truck	\$ -	\$ 20,000	\$ -	\$ -	\$ -
ST 13.0	N.E. Front Street Improvements	\$ -	\$ 5,500,000	\$ -	\$ -	\$ -
ST 14.0	N.E. Columbia Avenue: Olson Road to Union Pacific Railroad Overpass	\$ -	\$ -	\$ 3,900,000	\$ -	\$ -
ST 15.0	Oregon Trail Boulevard to Faler Road S.W. Street Improvements	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -
ST 18.0	Backhoe	\$ -	\$ 33,500	\$ -	\$ -	\$ -
ST 20.0	Public Works Standards Update	\$ 5,000	\$ -	\$ -	\$ -	\$ -
ST 21.0	2nd Avenue NE Improvments	\$ -	\$ -	\$ -	\$ 500,000	\$ -
ST 22.0	Oregon Trail Boulevard to Laurel Lane	\$ -	\$ -		\$ -	\$ 7,300,000
ST 23.0	Laurel Lane Improvements	\$ -	\$ -	\$ -	\$ 2,500,000	\$ -
ST 24.0	Street Maintenance	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
ST 25.0	Mt. Hood Sidewalk Improvements	\$ 210,000	\$ -	\$ -	\$ -	\$ -
ST 26.0	Stormwater Improvements	\$ 600,000	\$ -	\$ -	\$ -	\$ -
Street Total		\$ 7,815,000	\$ 5,553,500	\$ 6,900,000	\$ 3,000,000	\$ 7,300,000

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Project Number: ST 5.0

Project Name: S. Main Street and S.W. Loop Road Improvements

Fund: Street

Estimated Cost: \$5,000,000

Fiscal Year: 2025-26

Project Description:

The project will include a complete road reconstruction along S. Main Street from Interstate 84 to Wilson Lane, include demolition of the existing asphalt concrete road surface, concrete curbs, and asphalt concrete pedestrian path. After the demolition of existing surfaces and structures, construction of a new asphalt concrete road surface, curb and gutter, Americans with Disabilities Act curb ramps, center concrete median, and concrete sidewalk will be accomplished. Additionally, decorative streetlights will be installed, and storm drainage improvements will be made.

Project Justification:

This road is identified in the City's Main Street Downtown Development Plan as the main north-south arterial for the City and is considered the "downtown" portion of the City. Improvements to this road will ensure future traffic and pedestrian demands will be met and will accommodate future development of the area.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 5.0	Street Fund	\$5,000,000	2025-26
Total		\$5,000,000	



Project Number: W 8.0, WW 9.0, ST 12.0

Project Name: Ten-yard Dump Truck

Fund: Water, Wastewater, Street

Estimated Cost: \$20,000

Fiscal Year: 2026-27

Project Description:

Purchase a ten-yard dump truck for Public Works use.

Project Justification:

Public Works needs a ten-yard dump truck to be more efficient in daily operations.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 8.0	Water Fund	\$12,000	2026-27
WW 9.0	Wastewater Fund	\$8,000	2026-27
ST 12.0	Street Fund	\$20,000	2026-27
Total		\$40,000	



Project Number: ST 13.0

Project Name: N.E. Front Street Improvements

Fund: Street

Estimated Cost: \$5,500,000

Fiscal Year: 2026-27

Project Description:

The project will include the reconstruction of N.E. Front Street from N. Main Street to Olson Road, as well as extensions of N.E. 3rd Street, N.E. 4th Street, and Boardman Avenue N.E. The project consists of reconstructing/constructing asphalt concrete surfaces, curb and gutter, concrete sidewalk, and Americans with Disabilities Act (ADA) curb ramps. The project also includes storm drainage improvements and new street lighting. ADA curb ramps will be developed to meet current ADA standards. All other aspects of the project will be constructed according to City standards.

Project Justification:

N.E. Front Street needs to be reconstructed due to the road's poor condition. This road has areas of instability with poor ride quality; extensive transverse, longitudinal, and alligator cracking with trench settlement and/or potholes; drainage problems; and obvious evidence of structural deficiencies. Reconstruction of this road will ensure the roadway is functional for the community and area. Along with ADA curb ramps, sidewalk improvements will benefit the public by allowing greater mobility to the area for future development.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 13.0	Street Fund	\$5,500,000	2026-27
Total		\$5,500,000	



Project Number: ST 14.0

Project Name: N.E. Columbia Avenue: Olson Road to Union Pacific Railroad Overpass Overlay

Fund: Street

Estimated Cost: \$3,900,000

Fiscal Year: 2027-28

Project Description:

The project will consist of an overlay for the entire length of N.E. Columbia Avenue, ranging from Olson Road to the Union Pacific Railroad overpass to the northeast. The project includes removing cold plane pavement, adjusting utility covers and valve boxes to grade, and permanent pavement markings and striping.

Project Justification:

The condition of this stretch of road has been rated as fair quality and contains cracking, deformations, drainage problems, and structural deficiencies. Generally, this road provides a stable, fair ride, but improvements will ensure a safe and comfortable road for all to use. Improvements will also ensure that this stretch of road will be functional for use for the foreseeable future.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 14.0	Street Fund	\$3,900,000	2027-28
Total		\$3,900,000	



Project Number: ST 15.0

Project Name: Oregon Trail Boulevard to Faler Road S.W. Street Improvements

Fund: Street

Estimated Cost: \$3,000,000

Fiscal Year: 2027-28

Project Description:

The project will be an extension of approximately 2,800 feet of Oregon Trail Boulevard to the west following the completion of the extension of Oregon Trail Boulevard to S.W. 1st Street. The project will include curb and gutter, concrete sidewalk, Americans with Disabilities Act (ADA) curb ramps, storm drainage systems, and street lighting. ADA curb ramps will be developed to meet current ADA standards. All aspects of the project will be constructed according to City standards.

Project Justification:

Extending Oregon Trail Boulevard is identified in the City's 2009 Main Street Interchange Area Management Plan. Extending this road can strengthen east-west as well as north-south connectivity. This section of road will also provide access to future development in the area. This section of Oregon Trail Boulevard will be constructed using private development funds.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 15.0	Street Fund	\$3,000,000	2027-28
Total		\$3,000,000	



Project Number:	W 11.0, WW 11.0, ST 18.0
Project Name:	Backhoe
Fund:	Water, Wastewater, Street
Estimated Cost:	\$33,500
Fiscal Year:	2026-27

Project Description:

Purchase a backhoe for Public Works use.

Project Justification:

Public Works needs a backhoe to be more efficient in daily operations.

Funding Data:			
Project No.	Fund Name	Amount	Fiscal Year
W 11.0	Water Fund	\$20,100	2026-27
WW 11.0	Wastewater Fund	\$13,400	2026-27
ST 18.0	Street Fund	\$33,500	2026-27
Total		\$67,000	



Project Number: W 13.0, WW 14.0, ST 20.0

Project Name: Public Works Standards Update

Fund: Water, Wastewater, Street

Estimated Cost: \$5,000

Fiscal Year: 2025-26

Project Description:

Update the City's existing public works standard drawings and technical specifications.

Project Justification:

The City's existing public works standards need to be updated to ensure specifications for current regulations are up to date. Additional standards will be added or updated to provide uniformity for utilities, roads, structures, and other required elements for developers.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 13.0	Water Fund	\$2,000	2025-26
WW 14.0	Wastewater Fund	\$3,000	2025-26
ST 20.0	Street Fund	\$5,000	2025-26
Total		\$10,000	



Project Number: ST 21.0

Project Name: 2nd Avenue N.E. Improvements

Fund: Street

Estimated Cost: \$500,000

Fiscal Year: 2028-29

Project Description:

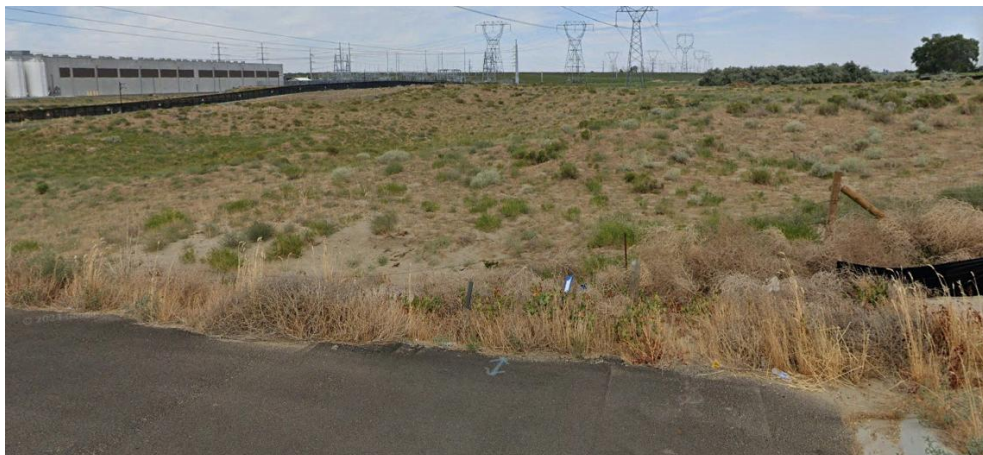
Improvements for this project include a new stretch of roadway between 2nd Avenue N.E. and Columbia Avenue N.E. This new roadway will include new sewer line and will require right-of-way acquisition.

Project Justification:

This new roadway will improve vehicular and pedestrian access to Riverside High School and existing subdivisions, as well as promote development of the adjacent properties.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 21.0	Street Fund	\$500,000	2028-29
Total		\$500,000	



Project Number: ST 22.0

Project Name: Oregon Trail Boulevard to Laurel Lane

Fund: Street

Estimated Cost: \$7,300,000

Fiscal Year: 2029-30

Project Description:

This project will include connecting Oregon Trail Boulevard to Laurel Lane. The new connection will include new roadway, curb and gutter, sidewalk, street lighting, storm drainage, and water lines.

Project Justification:

The City's Transportation System Plan identifies Oregon Trail Boulevard as an arterial. Improving this arterial will improve access to existing residential areas and will improve traffic flows in adjacent local streets.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 22.0	Street Fund	\$7,300,000	2029-30
Total		\$7,300,000	



Project Number: ST 23.0

Project Name: Laurel Lane Improvements

Fund: Street

Estimated Cost: \$2,500,000

Fiscal Year: 2028-29

Project Description:

This project is a collaboration with Morrow County to realign Laurel Lane to improve site distance, local road access, and interchange traffic flow in accordance with the Transportation System Plan.

Project Justification:

This project is identified in the Transportation System Plan.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 23.0	Street Fund	\$2,500,000	2028-29
Total		\$2,500,000	



Project Number: ST 24.0

Project Name: Street Maintenance

Fund: Street

Estimated Cost: \$2,000,000

Fiscal Year: 2025-26

Project Description:

Construct roadway improvements and pavement preservation on portions of Wilson Lane, Kinkade Road, Willow Fork Drive S.W., Boardman Avenue N.E., Oregon Trail Boulevard, and Anderson Road. The project will consist of pavement crack sealing, chip seal, and/or asphalt concrete pavement grind and inlay.

Project Justification:

Maintenance is vital for the longevity of the City's roads and provides safe travel for vehicles.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 24.0	Street Fund	\$2,000,000	2025-26
Total		\$2,000,000	



Project Number: ST 25.0

Project Name: Mt. Hood Sidewalk Improvements

Fund: Street

Estimated Cost: \$210,000

Fiscal Year: 2025-26

Project Description:

Construct sidewalks in the existing residential area.

Project Justification:

Constructing sidewalks will help improve pedestrian access and safety.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 25.0	Street Fund	\$210,000	2025-26
Total		\$210,000	



Project Number: ST 26.0

Project Name: Stormwater Improvements

Fund: Street

Estimated Cost: \$600,000

Fiscal Year: 2025-26

Project Description:

The City intends to construct stormwater improvements on sections of Juniper Drive S.W., Anderson Road, and Eagle Drive S.W. The improvements will consist of the installation of new drywells.

Project Justification:

The existing stormwater infrastructure in these sections have insufficient capacity during storm events.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 26.0	Street Fund	\$600,000	2025-26
Total		\$600,000	

General Appendix

Projects in the “General Appendix” are either completed or are proposed projects that are not included in the five-year Capital Improvements Plan (CIP) planning period. Any dates included with the projects in the “General Appendix” section have not been approved by the City Council. These projects should be considered as supported by the City Council, pending adequate funding. Projects included in this list should be the first to be considered during updates to the five-year CIP, as well as for potential grant funding opportunities if they arise and do not compete for grant funds with projects listed in the current five-year CIP.

PROPOSED GENERAL CAPITAL IMPROVEMENT PROJECTS

Project No.*	Project Name	Cost Estimate
G 3.0	Indoor Shooting Range	\$2,500,000
G 5.0	Multi-Purpose Facility	\$2,000,000
G 6.0	Arena Sports Complex	\$4,000,000

**Project numbers have no implication to priority.*

COMPLETED GENERAL CAPITAL IMPROVEMENT PROJECTS

Project No.	Project Name	Fiscal Year Completed
G 1.0	Bonneville Power Administration Greenspace	2024-25
G 2.0	Surplus Old City Shop	2025-26



Project Number: G 1.0

Project Name: Bonneville Power Administration Greenspace

Fund: General

Estimated Cost: \$485,000

Actual Cost: \$400,000

Fiscal Year: 2024-25

Project Description:

The City will acquire approximately 28 acres for a net cost of approximately \$290,000 around the Bonneville Power Administration (BPA) right-of-way (ROW). The project will develop the BPA ROW into usable space for public use. The project will include walking paths, sidewalks, grass areas, and public restrooms. Project will be funded by the Central Urban Renewal Area (CURA).

Project Justification:

The City of Boardman is dissected by the BPA ROW. This space is generally unusable as allowed uses around the ROW are minimal. Constructing greenspaces around the ROW is an allowed use of the space. The greenspace will beautify the area and bring recreation, both providing benefit to the community.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
G 1.0	CURA Funds	\$485,000	2024-25
Total		\$485,000	



Project Number: G 2.0

Project Name: Surplus Old City Shop

Fund: General

Estimated Cost: \$60,000

Actual Cost:

Fiscal Year: 2025-26

Project Description:

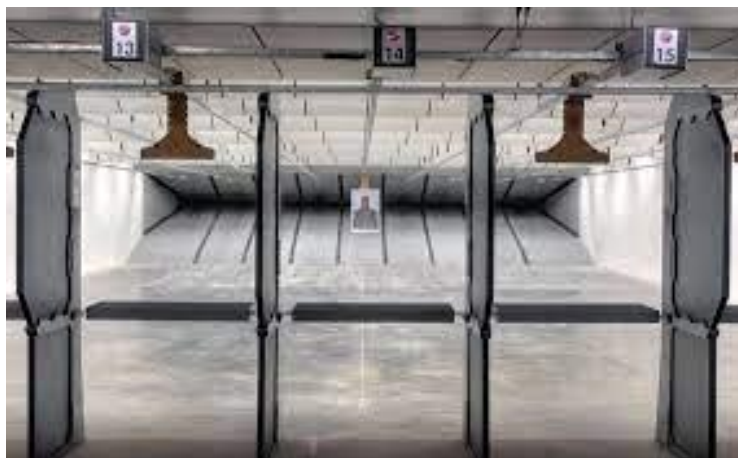
The project will include decommissioning the infrastructure associated with the old City Shop such as the groundwater well, backup generator, etc., so the City can sell the property.

Project Justification:

The City desires to sell the property so it can be developed.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
G 2.0	General Fund	\$60,000	2025-26
Total		\$60,000	



Project Number: G 3.0

Project Name: Indoor Shooting Range

Fund: General

Estimated Cost: \$2,500,000

Fiscal Year: To be determined

Project Description:

Construct an indoor shooting range.

Project Justification:

The City's old shooting range was demolished and is now the location of the new wastewater storage lagoon. The City desires to construct a new indoor shooting range for training purposes and for public use.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
G 3.0	General Fund	\$2,500,000	To be determined
Total		\$2,500,000	



Project Number: G 5.0

Project Name: Multi-Purpose Facility

Fund: General

Estimated Cost: \$2,000,000

Fiscal Year: To be determined

Project Description:

The multipurpose facility will be for the use of the public for special events such as weddings, birthday parties, banquets, club activities, etc.

Project Justification:

The City lacks a public facility for groups to gather in.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
G 5.0	General	\$2,000,000	To be determined
Total		\$2,000,000	



Project Number: G 6.0

Project Name: Arena Sports Complex

Fund: General

Estimated Cost: \$4,000,000

Fiscal Year: To be determined

Project Description:

The arena sports complex will be an indoor sports facility for soccer, football, and other field sports for use during inclement weather periods.

Project Justification:

The City lacks an indoor public facility for activities.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
G 6.0	General	\$4,000,000	To be determined
Total		\$4,000,000	

Parks Department Appendix

Projects in the "Parks Department Appendix" are either completed or are proposed projects that are not included in the five-year Capital Improvements Plan (CIP) planning period. Any dates included with the projects in the "Parks Department Appendix" section have not been approved by the City Council. These projects should be considered as supported by the City Council, pending adequate funding. Projects included in this list should be the first to be considered during updates to the five-year CIP, as well as for potential grant funding opportunities if they arise and do not compete for grant funds with projects listed in the current five-year CIP.

PROPOSED PARKS CAPITAL IMPROVEMENT PROJECTS

Project No.*	Project Name	Cost Estimate
P 4.0	Hillview Sports Complex	\$5,000,000

**Project numbers have no implication to priority.*

COMPLETED PARKS CAPITAL IMPROVEMENT PROJECTS

Project No.	Project Name	Fiscal Year Completed
P 1.0	Oregon Trail Greenspace and Walking Path	2024-25



Project Number: P 1.0

Project Name: Oregon Trail Greenspace and Walking Path

Fund: Parks

Estimated Cost: \$400,000

Actual Cost: \$400,000

Fiscal Year: 2025-26

Project Description:

Build a greenspace and walking path on approximately 28 acres around the Bonneville Power Administration right-of-way between Olson Road and S.W. 1st Street. The greenspace and walking path will include, but is not limited to, an asphalt concrete pedestrian path, grass areas, and public restrooms.

Project Justification:

The City needs new park space for the community to enjoy. This park will provide outdoor recreation and beautify an area of the City that is lacking in aesthetics.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
P 1.0	Parks	\$400,000	2024-25
Total		\$400,000	



Project Number: P 4.0

Project Name: Hillview Sports Complex

Fund: Parks

Estimated Cost: \$5,000,000

Fiscal Year: To be determined

Project Description:

The Project will consist of development of approximately 20 acres into a public facility for soccer, baseball, softball, pickleball, and basketball. Amenities to include bbq areas, concession stand, bathrooms, parking lots, and playground. This project will also include the construction of Oregon Trail Boulevard between Faler Road SW and Paul Smith Road, the construction of Paul Smith Road from the terminus of Oregon Trail Boulevard to Wilson Lane, and the construction of interim roads.

Project Justification:

The City of Boardman lacks a public facility to accommodate large sporting events.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
P 2.0	Parks	\$5,000,000	2025-26
Total		\$5,000,000	

Community Development and Planning Department Appendix

Projects in the “Community Development and Planning Department Appendix” are either completed or are proposed projects that are not included in the five-year Capital Improvements Plan (CIP) planning period. Any dates included with the projects in the “Community Development and Planning Department Appendix” section have not been approved by the City Council. These projects should be considered as supported by the City Council, pending adequate funding. Projects included in this list should be the first to be considered during updates to the five-year CIP, as well as for potential grant funding opportunities if they arise and do not compete for grant funds with projects listed in the current five-year CIP.

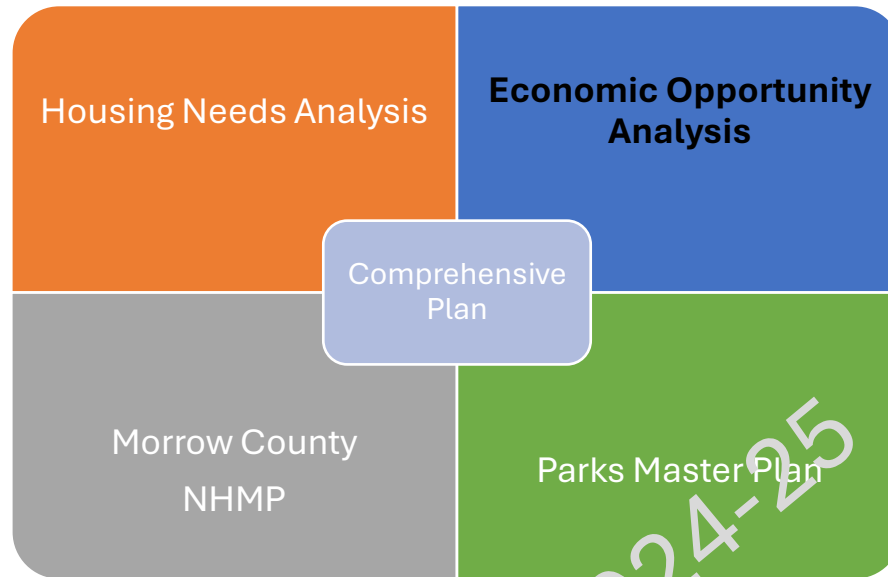
PROPOSED COMMUNITY DEVELOPMENT AND PLANNING CAPITAL IMPROVEMENT PROJECTS

Project No.*	Project Name	Cost Estimate

**Project numbers have no implication to priority.*

COMPLETED COMMUNITY DEVELOPMENT AND PLANNING CAPITAL IMPROVEMENT PROJECTS

Project No.	Project Name	Fiscal Year Completed
CD 1.2	Economic Opportunity Analysis	2024-25
CD 1.3	Parks Master Plan	2024-25
CD 2.0	Boardman Development Code Update	2024-25
CD 3.0	Boardman Municipal Code Update	2024-25



Project Number: CD 1.2

Project Name: Economic Opportunity Analysis

Fund: Planning

Estimated Cost: \$55,000

Actual Cost:

Fiscal Year: 2024-2025

Project Description:

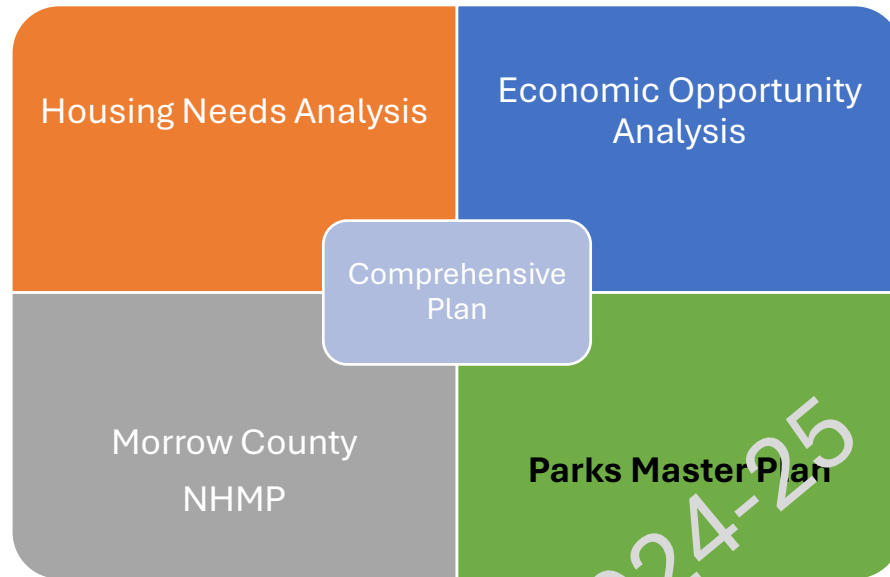
The project will include development of an Economic Opportunity Analysis.

Project Justification:

The Economic Opportunity Analysis (Goal 9) is to analyze and forecast growth in the City's industrial and other business zones to help ensure there is an adequate supply of developable lands for businesses and jobs.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
CD 1.2	Planning Fund	\$55,000	2024-25
Total		\$55,000	



Project Number: CD 1.3

Project Name: Parks Master Plan

Fund: Planning

Estimated Cost: \$40,000

Actual Cost:

Fiscal Year: 2024-25

Project Description:

This includes a collaborative effort between the City of Boardman and the Boardman Parks & Recreation District to develop a Parks Master Plan for the City.

Project Justification:

Parks Master Plans are written for new and existing parks and present a balance of recreation opportunities with resource protection while guiding future park development and community engagement.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
CD 1.3	Planning Fund	\$40,000	2024-25
Total		\$40,000	

Boardman Development Code Update

Project Number: CD 2.0

Project Name: Boardman Development Code Update

Fund: Planning

Estimated Cost: \$170,800

Actual Cost:

Fiscal Year: 2024-25 to 2025-26

Project Description:

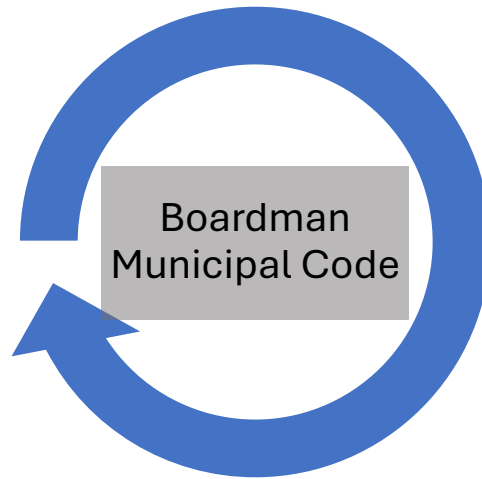
Update the Boardman Development Code, which was last adopted in 2002.

Project Justification:

The Boardman Development Code needs to be updated to be consistent with current Oregon State law and to form the basis for the other planning document updates.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
CD 2.0	Planning Fund	\$55,000	2024-25
CD 2.0	Planning Fund	\$115,800	2025-26
Total		\$170,800	



Project Number: CD 3.0

Project Name: Boardman Municipal Code Update

Fund: Planning

Estimated Cost: \$30,000

Actual Cost:

Fiscal Year: 2025-26

Project Description:

Update the Boardman Municipal Code.

Project Justification:

The Boardman Municipal Code needs to be updated to adopt new codes related to business licenses and the City's current Code Enforcement program including animal control. There will be other updates to the Municipal Code for consistency with the Development Code updates.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
CD 3.0	Planning Fund	\$30,000	2025-26
Total		\$30,000	

Water Department Appendix

Projects in the "Water Department Appendix" are either completed or are proposed projects that are not included in the five-year Capital Improvements Plan (CIP) planning period. Any dates included with the projects in the "Water Department Appendix" section have not been approved by the City Council. These projects should be considered as supported by the City Council, pending adequate funding. Projects included in this list should be the first to be considered during updates to the five-year CIP, as well as for potential grant funding opportunities if they arise and do not compete for grant funds with projects listed in the current five-year CIP.

PROPOSED WATER CAPITAL IMPROVEMENT PROJECTS

Project No.*	Project Name	Cost Estimate
W 6.0	Loader	\$80,000

**Project numbers have no implication to priority.*

COMPLETED WATER CAPITAL IMPROVEMENT PROJECTS

Project No.	Project Name	Fiscal Year Completed
W 1.0	Columbia Avenue N.W. Improvements	2024-25
W 2.0	South Boardman Water System Feasibility Study	2024-25
W 5.0	Maintenance and Storage Shop	2024-25
W 7.0	Vac Truck	2024-25



Project Number: W 1.0, WW 1.0, ST 2.0

Project Name: Columbia Avenue N.W. Improvements

Fund: Water, Wastewater, Street

Estimated Cost: \$400,000

Actual Cost: \$468,104

Fiscal Year: 2023-24

Project Description:

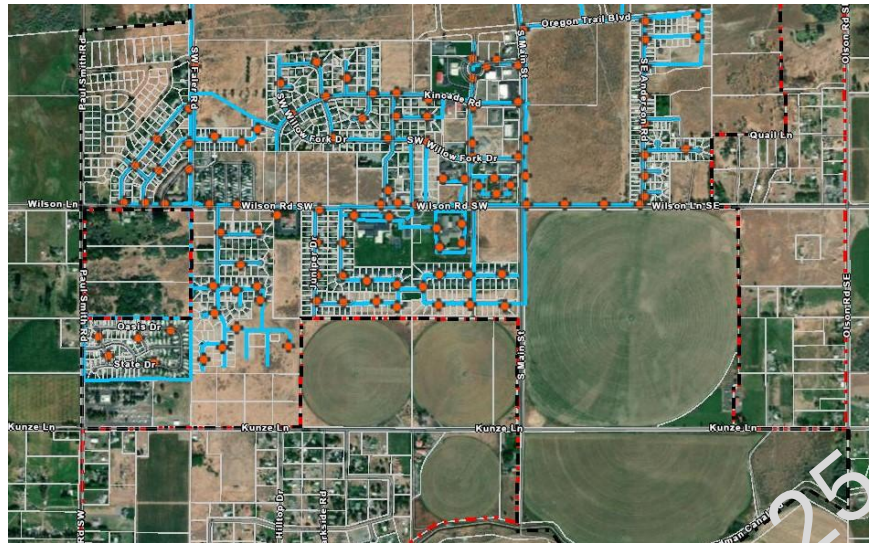
The City would like to consolidate two parallel water lines into one line in Columbia Avenue N.W. Work will include replacing 4- and 6-inch water lines with one 12-inch water line, as well as replacing fire hydrants and installing new valves and new water service connection lines.

Project Justification:

The parallel water lines along Columbia Avenue are asbestos concrete (AC) and often require repairs. Replacing the AC pipes with one polyvinyl chloride line will help reduce maintenance costs and improve water quality to the area.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 1.0	Water Fund	\$400,000	2023-24
WW 1.0	Wastewater Fund	\$400,000	2023-24
ST 2.0	Street Fund	\$500,000	2023-24
Total		\$1,300,000	



Project Number: W 2.0

Project Name: South Boardman Water System Feasibility Study

Fund: Water

Estimated Cost: \$50,000

Actual Cost: \$68,195

Fiscal Year: 2023-24

Project Description:

The project will include building a water model for the City to analyze the water system. From the water model, recommendations can be made on how to better provide water and sufficient pressure to the southern half of the City, where development is most likely to occur. The Water System Feasibility Study (WSFS) will recommend one alternative from the various alternatives evaluated that will be the most suitable for the City.

Project Justification:

The City's water distribution system is currently operating at low pressure at various locations in the southern portion of the City. Future development is anticipated, which will further decrease the pressure as development continues south away from the City's booster pump station. South Boardman has high potential for future development, but placing the responsibility of paying for an additional booster pump station on developers may discourage development. The WSFS will generally evaluate how to best provide needed water flow capacity and pressure to the area south of Interstate 84 and within the Boardman urban growth boundary.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 2.0	Water Fund	\$50,000	2023-24
Total		\$50,000	



Project Number: W 5.0, WW 6.0, ST 8.0

Project Name: Maintenance and Storage Shop

Fund: Water, Wastewater, Street

Estimated Cost: \$130,000

Actual Cost: \$476,200

Fiscal Year: 2025-26

Project Description:

Construct a maintenance and storage shop to support the Public Works Department.

Project Justification:

As the City of Boardman grows, so does the Public Works Department. There is a need to provide additional vehicle/equipment storage in conditioned space.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 5.0	Water Fund	\$130,000	2025-26
WW 6.0	Wastewater Fund	\$120,000	2025-26
ST 8.0	Street Fund	\$130,000	2025-26
Total		\$380,000	



Project Number: W 7.0, WW 8.0, ST 11.0

Project Name: Vac Truck

Fund: Water, Wastewater, Street

Estimated Cost: \$190,000

Actual Cost: \$530,000

Fiscal Year: 2025-26

Project Description:

Purchase a new vac truck for Public Works use.

Project Justification:

The existing vac truck has surpassed its service life and needs to be replaced.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 7.0	Water Fund	\$190,000	2025-26
WW 8.0	Wastewater Fund	\$190,000	2025-26
ST 11.0	Street Fund	\$170,000	2025-26
Total		\$550,000	



Project Number: W 6.0, WW 7.0, ST 10.0

Project Name: Loader

Fund: Water, Wastewater, Street

Estimated Cost: \$80,000

Fiscal Year: To be determined

Project Description:

Purchase a loader for Public Works use.

Project Justification:

Public Works needs a loader to be more efficient in daily operations.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 6.0	Water Fund	\$80,000	To be determined
WW 7.0	Wastewater Fund	\$70,000	To be determined
ST 10.0	Street Fund	\$80,000	To be determined
Total		\$230,000	

Wastewater Department Appendix

Projects in the "Wastewater Department Appendix" are either completed or are proposed projects that are not included in the five-year Capital Improvements Plan (CIP) planning period. Any dates included with the projects in the "Wastewater Department Appendix" section have not been approved by the City Council. These projects should be considered as supported by the City Council, pending adequate funding. Projects included in this list should be the first to be considered during updates to the five-year CIP, as well as for potential grant funding opportunities if they arise and do not compete for grant funds with projects listed in the current five-year CIP.

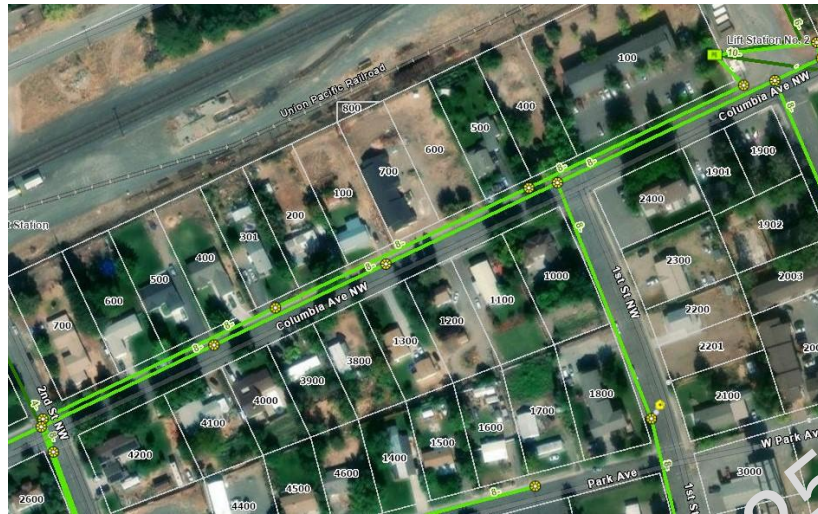
PROPOSED WASTEWATER CAPITAL IMPROVEMENT PROJECTS

Project No.*	Project Name	Cost Estimate
WW 7.0	Loader	\$70,000
WW 10.0	Annual Collection System Repair Project	\$100,000/year

**Project numbers have no implication to priority.*

COMPLETED WASTEWATER CAPITAL IMPROVEMENT PROJECTS

Project No.	Project Name	Fiscal Year Completed
WW 1.0	Columbia Avenue N.W. Improvements	2024-25
WW 6.0	Maintenance and Storage Shop	2024-25
WW 8.0	Vac Truck	2024-25



Project Number: W 1.0, WW 1.0, ST 2.0

Project Name: Columbia Avenue N.W. Improvements

Fund: Water, Wastewater, Street

Estimated Cost: \$400,000

Actual Cost: \$468,104

Fiscal Year: 2023-24

Project Description:

The City intends to replace the two parallel 8-inch concrete sewer lines along Columbia Avenue N.W., southwest of N. Main Street with one 15-inch polyvinyl chloride (PVC) sewer line. The project will include reinstating sewer service to residences, installing new manholes, and all work required to replace the sewer lines.

Project Justification:

In 2022, the City performed a closed-circuit television inspection of the sewer lines along this stretch of Columbia Avenue N.W. The inspection identified deficiencies, including root intrusions, pipe sags, and failed joints, and revealed that both sewer lines were reaching capacity during high demand periods. Replacing the existing concrete sewer lines with a single PVC line will ensure capacity requirements for the area are met.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 1.0	Water Fund	\$400,000	2023-24
WW 1.0	Wastewater Fund	\$400,000	2023-24
ST 2.0	Street Fund	\$500,000	2023-24
Total		\$1,300,000	



Project Number: W 5.0, WW 6.0, ST 8.0

Project Name: Maintenance and Storage Shop

Fund: Water, Wastewater, Street

Estimated Cost: \$120,000

Actual Cost: \$476,200

Fiscal Year: 2025-26

Project Description:

Construct a maintenance and storage shop to support the Public Works Department.

Project Justification:

As the City of Boardman grows, so does the Public Works Department. There is a need to provide additional vehicle/equipment storage in conditioned space.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 5.0	Water Fund	\$130,000	2025-26
WW 6.0	Wastewater Fund	\$120,000	2025-26
ST 8.0	Street Fund	\$130,000	2025-26
Total		\$380,000	



Project Number: W 7.0, WW 8.0, ST 11.0

Project Name: Vac Truck

Fund: Water, Wastewater, Street

Estimated Cost: \$190,000

Actual Cost: \$530,000

Fiscal Year: 2025-26

Project Description:

Purchase a new vac truck for Public Works use.

Project Justification:

The existing vac truck has surpassed its service life and needs to be replaced.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 7.0	Water Fund	\$190,000	2025-26
WW 8.0	Wastewater Fund	\$190,000	2025-26
ST 11.0	Street Fund	\$170,000	2025-26
Total		\$550,000	



Project Number: W 6.0, WW 7.0, ST 10.0

Project Name: Loader

Fund: Wastewater

Estimated Cost: \$70,000

Fiscal Year: 2025-26

Project Description:

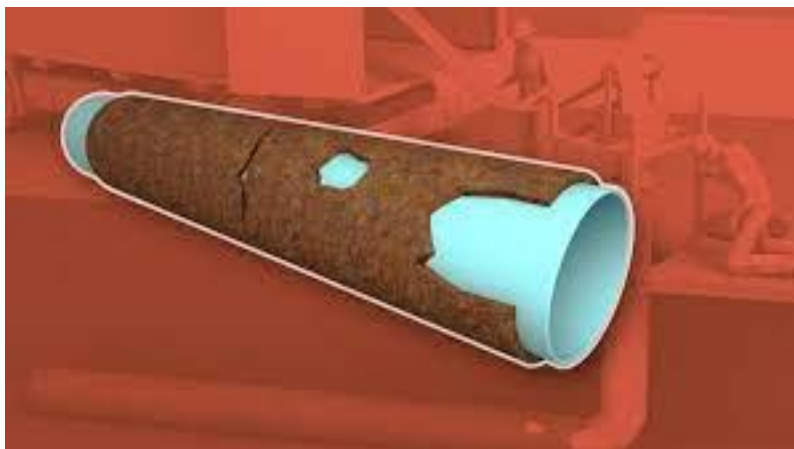
Purchase a loader for Public Works use.

Project Justification:

Public Works needs a loader to be more efficient in daily operations.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 6.0	Water Fund	\$80,000	To be determined
WW 7.0	Wastewater Fund	\$70,000	To be determined
ST 10.0	Street Fund	\$80,000	To be determined
Total		\$230,000	



Project Number: WW 10.0

Project Name: Annual Collection System Repair Project

Fund: Wastewater

Estimated Cost: \$100,000 per year

Fiscal Year: To be determined

Project Description:

Annual maintenance project for the collection system.

Project Justification:

The Collection System Study is anticipated to identify deficiencies in the collection system that need to be repaired. Therefore, budgeting for future collection system repairs is recommended.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
WW 10.0	Wastewater Fund	\$100,000 per year	To be determined
Total Annual Cost		\$100,000 per year	

Street Department Appendix

Projects in the "Street Department Appendix" are either completed or are proposed projects that are not included in the five-year Capital Improvements Plan (CIP) planning period. Any dates included with the projects in the "Street Department Appendix" section have not been approved by the City Council. These projects should be considered as supported by the City Council, pending adequate funding. Projects included in this list should be the first to be considered during updates to the five-year CIP, as well as for potential grant funding opportunities if they arise and do not compete for grant funds with projects listed in the current five-year CIP.

PROPOSED STREET CAPITAL IMPROVEMENT PROJECTS

Project No.*	Project Name	Cost Estimate
ST 6.0	S.W. Loop Road Improvements	\$2,350,000
ST 7.0	Boardman Avenue and N. Main Street Intersection Signalization	\$1,300,000
ST 9.0	Sand Shed	\$220,000
ST 10.0	Loader	\$80,000
ST 16.0	Annual Sidewalk Improvements	\$400,000/year
ST 17.0	Annual Road Repair and Maintenance Projects	\$1,000,000/year
ST 28.0	Port of Morrow Interchange	\$3,000,000
ST 29.0	Main Street Overpass Improvements	\$50,000,000

**Project numbers have no implication to priority.*

COMPLETED STREET CAPITAL IMPROVEMENT PROJECTS

Project No.	Project Name	Fiscal Year Completed
ST 1.0	Pavement Evaluation Study	2023-24
ST 2.0	Columbia Avenue N.W. Improvements	2024-25
ST 3.0	Wilson Lane and Faler Road Sidewalk Improvements	2024-25
ST 4.0	S.E. Front Street and S.E. 1st Street Improvements	2024-25
ST 8.0	Maintenance and Storage Shop	2024-25
ST 11.0	Vac Truck	2024-25
ST 19.0	Street Sweeper	2024-25



Project Number: ST 1.0

Project Name: Pavement Evaluation Study

Fund: Street

Estimated Cost: \$10,000

Actual Cost: \$13,349

Fiscal Year: 2023-24

Project Description:

The purpose of the Pavement Evaluation Study is to document the existing condition of paved streets within the City, to develop recommended maintenance practices and options, and to serve as a guide for maintaining and improving street conditions.

Project Justification:

The City does not currently have a set plan for road maintenance, and generally repairs roads when they are in poor condition or other work is in progress, such as during water and sewer projects. Without adequate planning and funding, streets receive limited maintenance and deteriorate. Implementation of the pavement maintenance recommendations outlined in the Pavement Evaluation Study will help to produce a high-quality, reliable street network that will meet the City's needs for the foreseeable future.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 1.0	Street Fund	\$10,000	2023-24
Total		\$10,000	



Project Number: W 1.0, WW 1.0, ST 2.0

Project Name: Columbia Avenue N.W. Improvements

Fund: Water, Wastewater, Street

Estimated Cost: \$500,000

Actual Cost: \$468,106

Fiscal Year: 2023-24

Project Description:

The project will include the reconstruction of Columbia Avenue N.W. from N. Main Street to approximately 350 feet southwest of N.W. Allen Court. The project will reconstruct the roadway after the completion of water and sewer line improvements and will include storm drainage improvements. Work will restore centerline stripes and adjust all roadway non-mentation, manholes, catch basins, and existing valve boxes.

Project Justification:

New water and sewer lines will be installed, requiring roadwork for this stretch of road. Currently, the road has sections of very good, fair, and poor conditions. Conditions for fair and poor include poor ride quality, cracking, trench settlement, drainage problems, potholes, and obvious structural deficiencies. Roadway improvements are required to prevent premature roadway failure and ensure the roadway is functional for the community and area.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 1.0	Water Fund	\$400,000	2023-24
WW 1.0	Wastewater Fund	\$400,000	2023-24
ST 2.0	Street Fund	\$500,000	2023-24
Total		\$1,300,000	



Project Number: ST 3.0

Project Name: Wilson Lane and Faler Road Sidewalk Improvements

Fund: Street

Estimated Cost: \$400,000

Actual Cost: \$562,444

Fiscal Year: 2023-24

Project Description:

The City wishes to construct concrete sidewalk, curb and gutter, and storm drainage improvements along Wilson Lane between Faler Road and Mt. Adams Avenue and along Faler Road between Wilson Lane and Mt. Hood Avenue. The project will include Americans with Disabilities Act (ADA) curb ramps and concrete driveway approaches.

Project Justification:

Currently, this stretch of road does not have adequate pedestrian accessibility or storm drainage. Constructing sidewalk, curb and gutter, ADA curb ramps, and other storm drainage improvements will provide adequate pedestrian accessibility and storm drainage to the area.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 3.0	Street Fund	\$400,000	2023-24
Total		\$400,000	



Project Number: ST 4.0

Project Name: S.E. Front Street and S.E. 1st Street Improvements

Fund: Street

Estimated Cost: \$1,500,000

Actual Cost: \$

Fiscal Year: 2024-25

Project Description:

The project will include the reconstruction of S.E. Front Street and the construction of S.E. 1st Street between

S.E. Front Street and Oregon Trail Boulevard. Work for the project will include approximately 7,290 square yards of roadway, 10,200 square feet of sidewalk, 2,210 linear feet of curb and gutter, storm drainage improvements, and parking improvements.

Project Justification:

S.E. Front Street needs to be reconstructed due to the poor condition of the road. This road has areas of instability with poor ride quality; extensive transverse, longitudinal, and alligator cracking with trench settlement and/or potholes; drainage problems; and obvious evidence of structural deficiencies. The construction of S.E. 1st Street will create a road section that supports increased traffic volumes from future development in the area.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 4.0	Street Fund	\$1,500,000	2024-25
Total		\$1,500,000	



Project Number: W 5.0, WW 6.0, ST 8.0

Project Name: Maintenance and Storage Shop

Fund: Water, Wastewater, Street

Estimated Cost: \$130,000

Actual Cost: \$476,200

Fiscal Year: 2025-26

Project Description:

Construct a maintenance and storage shop to support the Public Works Department.

Project Justification:

As the City of Boardman grows, so does the Public Works Department. There is a need to provide additional vehicle/equipment storage in conditioned space.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 5.0	Water Fund	\$130,000	2025-26
WW 6.0	Wastewater Fund	\$120,000	2025-26
ST 8.0	Street Fund	\$130,000	2025-26
Total		\$380,000	



Project Number:	W 7.0, WW 8.0, ST 11.0
Project Name:	Vac Truck
Fund:	Water, Wastewater, Street
Estimated Cost:	\$170,000
Actual Cost:	\$530,000
Fiscal Year:	2025-26

Project Description:

Purchase a new vac truck for Public Works use.

Project Justification:

The existing vac truck has surpassed its service life and needs to be replaced.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 7.0	Water Fund	\$190,000	2025-26
WW 8.0	Wastewater Fund	\$190,000	2025-26
ST 11.0	Street Fund	\$170,000	2025-26
Total		\$550,000	



Project Number: ST 19.0

Project Name: Street Sweeper

Fund: Street

Estimated Cost: \$320,000

Actual Cost: \$320,000

Fiscal Year: 2025-26

Project Description:

Purchase a street sweeper for Public Works use.

Project Justification:

Purchasing a street sweeper will help with maintaining clean streets for the City, which improves safety and overall community attractiveness.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 19.0	Street Fund	\$320,000	2025-26
Total		\$320,000	



Project Number: ST 6.0

Project Name: S.W. Loop Road Improvements

Fund: Street

Estimated Cost: \$2,350,000

Fiscal Year: 2025-26

Project Description:

The project will be an extension of approximately 1,200 feet of Oregon Trail Boulevard to the west. The project will include curb and gutter, concrete sidewalk, Americans with Disabilities Act (ADA) curb ramps, storm drainage systems, and street lighting. ADA curb ramps will be developed to meet current ADA standards. All aspects of the project will be constructed according to City standards.

Project Justification:

Extending Oregon Trail Boulevard is identified in the City's 2009 Main Street Interchange Area Management Plan. Extending this road can strengthen east-west as well as north-south connectivity. This section of road will also provide access to future development in the area.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 6.0	Street Fund	\$2,350,000	2025-26
Total		\$2,350,000	



Project Number: ST 7.0

Project Name: Boardman Avenue and N. Main Street Intersection Signalization

Fund: Street

Estimated Cost: \$1,300,000

Fiscal Year: 2025-26

Project Description:

The project will consist of signalizing the intersection of N. Main Street and Boardman Avenue. A center median on N. Main Street will also be constructed to improve traffic flow and pedestrian safety. The intersection will be reconfigured to accommodate the signal and center median.

Project Justification:

The improvements have been identified in the Technical Memorandum “Boardman Main Street Circulation Assessment” published by Kittelson & Associates, Inc. This intersection was identified as an intersection that would benefit from becoming signalized and will greatly improve traffic flow for the City’s main north-south arterial.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 7.0	Street Fund	\$1,300,000	2025-26
Total		\$1,300,000	



Project Number: ST 9.0

Project Name: Sand Shed

Fund: Street

Estimated Cost: \$220,000

Fiscal Year: 2025-26

Project Description:

Construct a sand shed to store material for the City.

Project Justification:

The City's current sand storage uses tarps to keep sand free of moisture. The tarps often catch wind, allowing the sand to become saturated and causes a safety hazard for staff. Constructing a sand shed will eliminate the use of tarps, therefore increasing the safety of City staff and keeping the sand dry.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 9.0	Street Fund	\$220,000	2025-26
Total		\$220,000	



Project Number: W 6.0, WW 7.0, ST 10.0

Project Name: Loader

Fund: Water, Wastewater, Street

Estimated Cost: \$80,000

Fiscal Year: 2025-26

Project Description:

Purchase a loader for Public Works use.

Project Justification:

Public Works needs a loader to be more efficient in daily operations.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
W 6.0	Water Fund	\$80,000	2025-26
WW 7.0	Wastewater Fund	\$70,000	2025-26
ST 10.0	Street Fund	\$80,000	2025-26
Total		\$230,000	



Project Number: ST 16.0

Project Name: Annual Sidewalk Improvements

Fund: Street

Estimated Cost: \$400,000 per year

Fiscal Year: To be determined

Project Description:

The project is a multi-year program to improve sidewalks around the City. The City will allocate \$400,000 per year for the purpose of improving sidewalks. Improvements include Americans with Disabilities Act (ADA) curb ramps, concrete sidewalk, concrete curb and gutter, and other improvements important to improving pedestrian safety and mobility around the City. City staff will identify portions of the City in need of sidewalk improvements.

Project Justification:

Portions of the City are missing essential elements to pedestrian safety and mobility. Likewise, it is important the City complies with the ADA and updates curb ramps at locations that are noncompliant.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 16.0	Street Fund	\$400,000 per year	To be determined
Total Annual Cost		\$400,000 per year	



Project Number: ST 17.0

Project Name: Annual Road Repair and Maintenance Projects

Fund: Street

Estimated Cost: \$1,000,000 per year

Fiscal Year: To be determined

Project Description:

The City will conduct an annual road maintenance project based on the recommendations in the Pavement Evaluation Study. If a road project has been planned, such as Columbia Ave N.W. Improvements (ST 2.0) or S.E. Front Street (ST 1.0), those projects will be considered the annual road project for the year. After all planned projects have been completed, the City will plan a road project based on the recommendations made in the Pavement Evaluation Study.

Project Justification:

Implementation of the pavement maintenance recommendations outlined in the Pavement Evaluation Study will help provide the City with a high-quality, reliable street network that will meet the City's needs for many years to come.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 17.0	Street Fund	\$1,000,000 per year	To be determined
Total Annual Cost		\$1,000,000 per year	



Project Number: ST 28.0

Project Name: Port of Morrow Interchange

Fund: Street

Estimated Cost: \$3,000,000

Fiscal Year: To be determined

Project Description:

Refer to the Port of Morrow Interchange Area Management Plan.

Project Justification:

Refer to the Port of Morrow Interchange Area Management Plan.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 25.0	Street Fund	\$3,000,000	To be determined
Total		\$3,000,000	



Project Number: ST 29.0

Project Name: Main Street Overpass Improvements

Fund: Street

Estimated Cost: \$50,000,000

Fiscal Year: To be determined

Project Description:

Refer to the Main Street Interchange Area Management Plan.

Project Justification:

Refer to the Main Street Interchange Area Management Plan.

Funding Data:

Project No.	Fund Name	Amount	Fiscal Year
ST 26.0	Street Fund	\$50,000,000	To be determined
Total		\$50,000,000	



PLANNING COMMISSION MEETING

June 26, 2025 at 6:00 PM

Boardman City Hall Council
Chambers

AGENDA

1. CALL TO ORDER

2. FLAG SALUTE

3. ROLL CALL

4. APPROVAL OF MINUTES

5. Introductions

A. Norma Ayala, Code Compliance/Animal Control

6. PUBLIC HEARINGS

A. RVW25-000028: PNGD INC, applicant, and Prabhakar Dayal, owner. Property is described as tax lot 500 & 600 of Assessor's Map 4N 25E 09DA and is zoned Commercial – Tourist Commercial Sub District. The request is for a Hotel and Maintenance shed. Criteria for approval are found at the Boardman Development Code Chapter 4.2 - Development Review and Site Design Review with the standards in 4.2.500 Site Design Review - Application Submission Requirements and 4.2.600 - Site Design Review Approval Criteria. It is being processed as a Type III decision.

7. DISCUSSION ITEMS

A. Planning Official Update

8. PUBLIC COMMENT

INVITATION FOR PUBLIC COMMENT – The commission chair will announce that any interested audience members are invited to provide comments. Anyone may speak on any topic other than: a matter in litigation, a quasi-judicial land use matter; or a matter scheduled for public hearing at some future date. The commission chair may limit comments to 3 minutes per person for a total of 30 minutes. Please complete a request to speak card prior to the meeting. Speakers may not yield their time to others.

9. COMMISSION COMMENTS

10. ADJOURNMENT

Zoom Meeting Link: <https://us02web.zoom.us/j/2860039400?omn=89202237716>

This meeting is being conducted with public access in-person and virtually in accordance with Oregon Public Meeting Law. If remote access to this meeting experiences technical difficulties or is disconnected and there continues to be a quorum of the council present, the meeting will continue.

The meeting location is accessible to persons with disabilities. Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 48 hours prior to the meeting. To make your request, please contact a city clerk at 541-481-9252 (voice), or by e-mail at city.clerk@cityofboardman.com.



PLANNING COMMISSION MEETING

May 29, 2025 at 6:00 PM

Boardman City Hall Council Chambers

MINUTES

1. CALL TO ORDER

Commission Vice-Chair Sam Irons called the meeting to order at 6:00 PM.

2. FLAG SALUTE

3. ROLL CALL

Commissioners present: Commissioner Jami Carbray, Commissioner Jennifer Leighton, Commissioner Mike Connell, Commissioner Ragna TenEyck, Commissioner Sam Irons

Commissioners Absent: Commissioner Zack Barresse (Excused), Commissioner David Jones (Unexcused)

4. APPROVAL OF MINUTES

A. Approval of Amended Planning Commission Meeting Minutes January 16, 2025

Motion to approve amended meeting minutes for January 16, 2025, as presented.

Motion made by Commissioner Leighton, Seconded by Commissioner Carbray.

Voting Yea: Commissioner Carbray, Commissioner Leighton, Commissioner Connell, Commissioner TenEyck, Commissioner Irons

Timestamp - 2:20

B. Approval of Planning Commission Meeting Minutes March 20, 2025

Motion to approve the minutes of March 20, 2025, Planning Commission meeting as presented.

Motion made by Commissioner Carbray, Seconded by Commissioner Connell.

Voting Yea: Commissioner Carbray, Commissioner Leighton, Commissioner Connell, Commissioner TenEyck, Commissioner Irons

Timestamp - 2:55

5. PUBLIC HEARINGS

A. Major Modification, RVW25-000023: Unity Partners LLC, applicant, and owner.

Property is described as tax lot 6600 of Assessor's Map 4N 25E 17CD and is zoned Residential - Manufactured Home Sub District. The request is for a major modification to increase the number of approved dwelling units. Criteria for approval are found at the Boardman Development Code (BDC) Chapter 4.6 Modifications to Approved Plans and Conditions of Approval with the standards in 4.6.300 Major Modification. It is being processed as a Type III decision.

Testimony in favor of the project - Hardeep Singh - Unity Park LLC, Joe Morosco - Senior Vice president First Coast Security

No Neutral Testimony

No Testimony in opposition

Move to approve Major Modification RVW25-000023 as presented.

Motion made by Commissioner Carbray, Seconded by Commissioner Leighton.

Voting Yea: Commissioner Carbray, Commissioner Leighton, Commissioner Connell, Commissioner TenEyck, Commissioner Irons

Timestamp - 3:40

- B. Replat, DIV25-000002: Apex, applicant and, Oregon Potato Company, owner. Property is currently described as Tax Lots 2500 and 2501 of Assessor's Map 4N 25E 10. The request is for a replat combining the two lots into one. This review will be completed under Chapter 4.3 Land Divisions and Lot Line Adjustments with the standards in 4.3.200 Replating and Vacation of Plats as outlined in the BDC. It has been determined to be a Type III Decision.

Motion to approve Replat, DIV25-000002 as presented with the date correction.

Motion made by Commissioner Leighton, Seconded by Commissioner Connell.

Voting Yea: Commissioner Carbray, Commissioner Leighton, Commissioner Connell, Commissioner TenEyck, Commissioner Irons

Timestamp - 27:55

6. DISCUSSION ITEMS

Planning Official Carla McLane provided her staff report - Timestamp - 39:00

7. PUBLIC COMMENT

There were none.

8. COMMISSION COMMENTS

There were none.

9. ADJOURNMENT

Commission Vice-Chair Sam Irons adjourned the meeting at 7:00 PM.

Commissioner Chair

Planning Department

PLANNING COMMISSION
FINDINGS OF FACT
RVW25-000028
TYPE III DECISION PROCESS

REQUEST: To approve an 84-room extended stay hotel and associated maintenance shed.

APPLICANT AND OWNER: Prabhakar Dayal
8200 Wallowa Road
Kennewick, WA 99338

PROPERTY DESCRIPTION: Tax Lots 500 and 600 of Assessor's Map 4N 25E 09DA.
GENERAL LOCATION: North of Interstate 84, East of Main Street, along NE Front St.
ZONING OF THE TRACT: Commercial - Tourist Commercial Subdistrict.
EXISTING DEVELOPMENT: Predominately bare property with fence and equipment from previous dog park.
PROPOSED USE: Hotel with 84 Bedrooms and 84 Bathrooms.

- I. **BACKGROUND:** The subject property is predominately bare with a fence and equipment from previous use of a dog park. A site team meeting was held on June 12, 2025, with area utility and public service providers in attendance. The hotel, as proposed, will be built over a property line, which is allowed by the Oregon Building Codes Division.
- 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 4.2 Development Review and Site Design Review. Applicable criteria include 4.2.600 Approval Criteria which requires evaluation under the applicable provisions for commercial development in Chapter 2, provisions in Chapter 3 Design Standards, and others chapters or sections as deemed appropriate. The applicable criteria are included below in **bold** type with responses in standard type.

Chapter 4.2 Development Review and Site Design Review
Section 4.2.600 Approval Criteria

The review authority shall make written findings with respect to all of the following criteria when approving, approving with conditions, or denying an application:

1. **The application is complete, as determined in accordance with Chapter 4.1 - Types of Applications and Section 4.2.500, above.**

The applicant has submitted a generally complete application addressing much of the applicable criteria with the various attachments providing additional information that is being used in the development of these Findings of Fact. Included was a narrative, a site plan, and a trip generation letter. The trip generation letter indicates that further traffic analysis is NOT necessary to comply with the Boardman Development Code (BDC) or the current Transportation System Plan (TSP).

2. **The application complies with all of the applicable provisions of the underlying Land Use District (Chapter 2), including: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other special standards as may be required for certain land uses;**

Hotels are an allowed use in the Commercial use zone and the Tourist Commercial subdistrict. The Tourist Commercial Subdistricts purpose is to accommodate development of commercial facilities catering to the traveling public at the Interstate 84 interchange. The development of a hotel would be consistent with this purpose. Chapter 2 provisions concerning orientation, architecture and other standards can be met based on the preliminary site plan that has been submitted. Setbacks, lot coverage, and building height are addressed just below.

Chapter 2.2 Commercial (C) District

2.2.120 Building Setbacks.

C. Side Yard Setbacks. 1. There is no minimum side yard setback required, except that buildings shall conform to the vision clearance standards in Chapter 3.1 and the applicable fire and building codes for attached structures, fire walls and related requirements.

As stated, there is not a setback requirement. However, the hotel is proposed to cross the property line in between parcels 500 and 600. To meet this standard the applicant will need to record a covenant stating that the two properties cannot be sold separately, or as an alternative a replat could be approved and recorded. This covenant will apply to future owners and remain in effect until a replat is completed or the property is redeveloped.

...

2.2.130 Lot Coverage A. Lot Coverage. There is no maximum lot coverage requirement, except that compliance with other sections of the zoning codes may preclude full (100%) lot coverage for some land uses. Lot coverage in the Service Center and Tourist Commercial Sub District is limited to 85%

Parcels 500 and 600 have a combined total area of 86,657 square feet. The proposed hotel and maintenance shed will occupy approximately 36,867 square feet, covering approximately 42% of the total lot area. The applicant will also need to meet the 10 percent landscaping requirement and provide the required number of parking spaces, including maneuverability within the subject property, which also will need to be considered in this lot coverage total.

2.2.140 Building Height All buildings in the Commercial District shall comply with the following building height standards. The standards are intended to allow for development of appropriately scaled buildings.

A. Maximum Height. Buildings shall be no more than four (4) stories or fifty (50) feet in height, whichever is greater. The maximum height may be increased by ten (10) feet when conditionally approved housing is provided above the ground floor. The building height increase for housing shall apply only to that portion of the building that contains housing. Maximum height in the Tourist Commercial and Service Center Sub Districts are limited to four (4) stories or thirty-five (35) feet in height.

The submitted architectural drawings indicate a building height of 37' 1" which exceeds the height limit for the Tourist Commercial subdistrict by 2' 1". The applicant needs to either shorten the proposed building or request a Variance. This is listed as a condition of approval.

3. The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with Chapter 5.2, Non-Conforming Uses and Development;

The subject property is predominately bare with a fence and dog park around tax lot 600 that is proposed to be removed. There are no issues related to non-conforming uses and development to be resolved. This criterion is deemed to be not applicable.

4. The application complies with the Design Standards contained in Chapter 3. All of the following standards shall be met:

Chapter 3.1 - Access and Circulation

3.1.100 Purpose. The purpose of this chapter is to help insure that developments provide safe and efficient access and circulation, for pedestrians and vehicles. Section 3.1.200 provides standards for vehicular access and circulation. Section 3.1.300 provides standards for pedestrian access and circulation. Standards for transportation improvements are provided in Chapter 3.4.100.

Section 3.1.200 Vehicular Access and Circulation

...

C. Access Permit Required

- 1. City Street Permits.** Permits for access to City streets shall be subject to review and approval by the City Manager or his/her designee based on the standards contained in this Chapter, and the provisions of Chapter 3.4.100 - Transportation Standards. An access permit may be in the form of a letter to the applicant, or it may be attached to a land use decision notice as a condition of approval.

There are two proposed access points which will require two access point applications. This is listed as a condition of approval.

...

D. Traffic Study Requirements. The City or other agency with access jurisdiction may require a traffic study prepared by a qualified professional to determine access, circulation and other transportation requirements. (See also, Section 3.4.100 - Transportation Standards, and Chapter 4.10.)

A trip generation letter was completed by ARDURRA and has been submitted by the applicant and has been deemed complete and in compliance.

...

F. Access Options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided by one of the following methods. These methods are “options” to the developer/subdivider, unless one method is specifically required by Chapter 2 (i.e., under “Special Standards for Certain Uses”). A minimum of 10 feet per lane is required.

The preliminary site plan identifies two access points. One access will be used as an entrance and exit, and the other will be used specifically as an exit. Both will require an Access Permit. An address permit will also be required. This is listed as a Condition of Approval.

G. Access Spacing. Driveway accesses shall be separated from other driveways and street intersections in accordance with the following standards and procedures:

- 1. Local Streets.** The minimum feet of separation on local streets (as measured from the sides of the driveway/street) shall be determined based on the policies and standards contained in Table 3.1.200 G except as provided in subsection 3, below.

...

H. Number of Access Points. For single-family (detached and attached), two-family, and three-family housing types, one street access point is permitted per lot; except that two access points may be permitted for two-family and three-family housing on corner lots (i.e., no more than one access per street), subject to the access spacing standards in Section ‘G’, above. The number of street access points for multiple family, commercial, industrial, and public/institutional developments shall be minimized to protect the function, safety and operation of the street(s) and sidewalk(s) for all users. Shared access may be required, in conformance with Section I, below, in order to maintain the required access spacing, and minimize the number of access points.

The hotel will have two access points. Both will require an Access Permit. This is listed as a Condition of Approval.

...

- I. **Shared Driveways.** Where feasible, the number of driveway and private street accesses to public streets shall be minimized for commercial and industrial uses by the sharing of driveways between adjoining parcels. The City shall require shared driveways as a condition of land division or site design review for commercial and industrial uses, as applicable, for traffic safety and access management purposes in accordance with the following standards:

The property will not share a driveway between adjoining parcels therefore this criterion is not applicable.

...

- K. **Driveway Openings.** Driveway openings [or curb cuts] shall be the minimum width necessary to provide the required number of vehicle travel lanes (10 feet for each travel lane). The following standards (i.e., as measured where the front property line meets the sidewalk or right-of-way) are required to provide adequate site access, minimize surface water runoff, and avoid conflicts between vehicles and pedestrians:

There will be two driveway access points: one along NE Front Street, measuring 40 feet in width, and a second along 4th Street, measuring 20 feet in width. This criterion is met.

...

- 7. **Loading area design.** The design of driveways and on-site maneuvering and loading areas for commercial and industrial developments shall consider the anticipated storage length for entering and exiting vehicles to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation.

Loading areas are not outlined in the narrative, but should be configured for deliveries for the hotel without impacting the parking plan.

- L. **Fire Access and Parking Area Turn-around.** A fire equipment access drive shall be provided for any portion of an exterior wall of the first story of a building that is located more than 150 feet from an existing public street or approved fire equipment access drive. Parking areas shall provide adequate aisles or turn-around areas for service and delivery vehicles so that all vehicles may enter the street in a forward manner. For requirements related to cul-de-sacs or dead-end streets, please refer to Section 3.4.100.M.

The applicant shall calculate and submit fire access plan information for review by the Fire Marshal.

...

- N. **Vision Clearance.** No signs, structures or vegetation in excess of three feet in height shall be placed in "vision clearance areas", as shown in Figure 3.1.200N. This standard applies to the following types of roadways: streets, driveways, alleyways and railways. The minimum vision clearance area may be increased by the City Manager or his/her designee upon finding that more sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). An exception to this standard may be granted by the City Manager or his/her designee to allow utility structures (such as electrical transformers) for necessary services. This exception does not include the installation of utility poles.

The applicant shall submit plans for and obtain proper permits for signs, structures, or landscaping showing all vision clearance areas free and clear. This is listed as a Condition of Approval.

...

3.1.300 Pedestrian Access and Circulation

- A. Pedestrian Access and Circulation.** To ensure safe, direct and convenient pedestrian circulation, all developments, except single family detached housing (i.e., on individual lots), shall provide a continuous pedestrian and/or multi-use pathway system. (Pathways only provide for pedestrian circulation. Multi-use pathways accommodate pedestrians and bicycles.) The system of pathways shall be designed based on the standards in subsections 1-3, below:
- 1. Continuous Pathways.** The pathway system shall extend throughout the development site, and connect to all future phases of development, adjacent trails, public parks and open space areas whenever possible. The developer may also be required to connect or stub pathway(s) to adjacent streets and private property, in accordance with the provisions of Section 3.1.200 - Vehicular Access and Circulation, and Chapter 3.4. 100 - Transportation Standards.
 - 2. Safe, Direct, and Convenient Pathways.** Pathways within developments shall provide safe, reasonably direct and convenient connections between primary building entrances and all adjacent streets, based on the following definitions:
 - a. Reasonably direct.** A route that does not deviate unnecessarily from a straight line or a route that does not involve a significant amount of out-of-direction travel for likely users.
 - b. Safe and convenient.** Bicycle and pedestrian routes that are reasonably free from hazards and provide a reasonably direct route of travel between destinations.
 - c. Commercial and Industrial Primary Entrance.** For commercial, industrial, mixed use, public, and institutional buildings, the “primary entrance” is the main public entrance to the building. In the case where no public entrance exists, street connections shall be provided to the main employee entrance.
 - d. Residential Entrance.** For residential buildings the “primary entrance” is the front door (i.e., facing the street). For multifamily buildings in which each unit does not have its own exterior entrance, the “primary entrance” may be a lobby, courtyard or breezeway which serves as a common entrance for more than one dwelling.
 - 3. Connections Within Development.** For all developments subject to Site Design Review, pathways shall connect all building entrances to one another. In addition, pathways shall connect all parking areas, storage areas, recreational facilities and common areas (as applicable), and adjacent developments to the site, as applicable.

Sidewalks are listed in the narrative and site plan. The system of pathways shall be designed to meet the City of Boardman Development Code and all requirements of the Americans with Disabilities Act. This is listed as a Condition of Approval.

Chapter 3.2 Landscaping, Street Trees, Fences and Walls

3.2.200 New Landscaping

- A. Applicability.** This Section shall apply to all developments requiring Site Design Review, and other developments with required landscaping.
- B. Landscaping Plan Required.** A landscape plan is required. All landscape plans shall conform to the requirements in Chapter 4.2, Section 500.B (Landscape Plans).
- C. Landscape Area Standards.** The minimum percentage of required landscaping equals:

...

- 2. Commercial District.** 10 percent of the site.

The applicant shall submit a Landscaping Plan prior to issuance of the Development Review Permit which shall meet City of Boardman Development Code requirements for design, installation, and maintenance. This is listed as a Condition of Approval.

...

3.2.300 Street Trees

Street trees shall be planted for all developments that are subject to Site Design Review. Requirements for street tree planting strips are provided in Section 3.4.100 - Transportation Standards. Planting of unimproved streets shall be deferred until the construction of curbs and sidewalks.

Trees shall be incorporated into the landscaping plan meeting the requirements of this standard.

...

3.2.400 Fences and Walls

The following standards shall apply to all fences and walls:

- A. General Requirements.** All fences and walls shall comply with the standards of this Section. The City may require installation of walls and/or fences as a condition of development approval, in accordance with Chapter 4.4 - Conditional Use Permits or Chapter 4.2 - Site Design Review.
 - 1.** All private fences constructed in the public right-of-way shall require a zoning approval by the City of Boardman to construct the fence within the right-of-way. This approval will be through a Type I ministerial procedure consistent with 4.1.300.
- B. Dimensions.**
 - 1.** The maximum allowable height of fences and walls is six (6) feet, as measured from the lowest grade at the base of the wall or fence, except that retaining walls and terraced walls may exceed six (6) feet when permitted as part of a site development approval, or as necessary to construct streets and sidewalks. A building permit is required for walls exceeding 6 feet in height, in conformance with the Uniform Building Code.
 - 2.** The height of fences and walls within a front yard setback shall not exceed four (4) feet, in Residential or Commercial districts (except decorative arbors, gates, etc.) or six (6) feet in Industrial and Light Industrial Districts as measured from the grade closest to the street right-of-way.
 - 3.** Landscaping walls to be built for required buffers shall comply with Section 3.2.200.
 - 4.** Fences and walls shall comply with the vision clearance standards of Section 3.1.200.
- C. Materials.** All fences shall be constructed of materials suited to provide fences of standard and acceptable visual characteristics of the surrounding neighborhood.
 - 1.** Acceptable materials shall include; chain link fencing, redwood or cedar fencing, composite fencing materials, formed plastic fencing, split rail fencing, painted picket fencing, concrete or plaster filled PVC fencing, decorative wrought iron or metal fencing, masonry block or brick or a combination of decorative masonry block or brick and decorative wrought iron or metal.
 - 2.** Unacceptable materials shall include; pallet panels, steel farm fencepost, chicken wire, rabbit wire or other farm related fencing, undecorated plywood, undecorated pressboard, undecorated chipboard, scrap iron, two or three wire barbed wire fencing, electric fencing materials of any type, or materials inconsistent with the acceptable list of materials in 3.2.400 (C)(1).
 - 3.** Use of Barbed Wire: the use of barbed wire in fencing materials may be allowed for security purposes within the Industrial and Light Industrial zones and will be subject to Conditional Use approval in all other land use districts within the City.

The Conditional Use Permit shall follow the Type III procedure identified in 4.1.500 and be required to submit the information consistent with the provisions in Chapter 4.4.

- D. **Vision Clearance.** All fencing shall meet the requirements of vision clearance at any street intersection in accordance with Figure 3.1.200(N).
- E. **Maintenance.** For safety and for compliance with the purpose of this Chapter, walls and fences shall be maintained in good condition, or otherwise replaced by the owner.

The applicant has not indicated that fencing will be installed. Any fence shall be subject to a Fence Permit that can be done at the same time as the Development Review Permit.

...

Chapter 3.3 Vehicle and Bicycle Parking

3.3.300 Vehicle Parking Standards

...

A. Minimum Required Off-street Parking Spaces

...

2. Commercial Uses

Hotels and motels. One space for each guest room, plus one space for the manager.

Restaurants, bars, ice cream parlors and similar uses. One space per four seats or one space per 100-sq. ft. of gross leasable floor area, whichever is less.

There are 84 proposed rooms which, based on this standard, would require 85 parking spaces. The submitted site plan shows 100 spaces. This standard is met if development occurs consistent with the submitted site plan.

...

- D. **Parking Stall Size and Design Standards.** All off-street parking stalls shall be improved to conform to City standards for surfacing, stormwater management and striping, and have a net area of not less than 180 square feet exclusive of access drives or aisles, and shall be of usual shape and condition. If determined on a gross area basis, 280 square feet shall be allowed per vehicles. (Disabled person parking shall be provided in conformance with Section F)

Parking stalls are designed to be 9'x18' in the front of the property, and 10'x18' in the back. There is space on the east side of the development for oversized or overlength vehicles.

- E. **Disabled Person Parking Spaces.** The following parking shall be provided for disabled persons, in conformance with the Americans with Disabilities Act and State Law. Disabled parking is included in the minimum number of required parking spaces in Section A.

The applicant has submitted a site plan that shows four ADA parking spaces meeting this requirement if development occurs consistent with the submitted site plan.

3.3.400 Bicycle Parking Requirements

- A. **Number of Bicycle Parking Spaces.** The following additional standards apply to specific types of development:

...

- 5. **Multiple Uses.** For buildings with multiple uses (such as a commercial or mixed use center), bicycle parking standards shall be calculated by using the total number of motor vehicle parking spaces required for the entire development. A minimum of one bicycle parking space for every 10 motor vehicle parking spaces is required.

The hotel will be required to have at least 10 bicycle parking spaces. It is shown in the site plan that there will be 10 bicycle parking spaces. The applicant shall comply with all bicycle parking requirements. This is listed as a Condition of Approval.

...

3.4.100 Transportation Standards

A. Development Standards. No development shall occur unless the development has frontage or approved access to a public street, in conformance with the provisions of Chapter 3.1 - Access and Circulation, and the following standards are met:

1. Streets within or adjacent to a development shall be improved in accordance with the Transportation System Plan and the provisions of this Chapter.
2. Development of new streets, and additional street width or improvements planned as a portion of an existing street, shall be improved in accordance with this Section, and public streets shall be dedicated to the applicable city, county or state jurisdiction;
3. New streets and drives connected to a collector or arterial street shall be paved; and
4. The City may accept a future improvement guarantee [e.g., the property owner agrees not to remonstrate (object) against the formation of a local improvement district in the future which the City may require as a deed restriction] in lieu of street improvements if one or more of the following conditions exist:
 - a. A partial improvement may create a potential safety hazard to motorists or pedestrians;
 - b. Due to the developed condition of adjacent properties it is unlikely that street improvements would be extended in the foreseeable future and the improvement associated with the project under review does not, by itself, provide increased street safety or capacity, or improved pedestrian circulation;
 - c. The improvement would be in conflict with an adopted capital improvement plan; or
 - d. The improvement is associated with an approved land partition on property zoned residential and the proposed land partition does not create any new streets.

The proposed hotel has frontage along NE Front Street, an improved city street. During the 2025-2026 fiscal year the city will be designing improvements to this street with construction anticipated during 2026. No new streets are proposed or required and no future improvement guarantees are requested.

...

3.4.300 Sanitary Sewer and Water Service Improvements

- A. Sewers and Water Mains Required.** Sanitary sewers and water mains shall be installed to serve each new development and to connect developments to existing mains in accordance with the City's construction specifications and the applicable Comprehensive Plan policies.
- B. Sewer and Water Plan approval.** Development permits for sewer and water improvements shall not be issued until the City Manager or his/her designee has approved all sanitary sewer and water plans in conformance with City standards.

...

Water and wastewater connections can be achieved. All installations shall conform to this section. This is listed as a Condition of Approval.

3.4.400 Storm Drainage

- A. General Provisions. The City shall issue a development permit only where adequate provisions for storm water and flood water runoff have been made in conformance with Chapter 3.5 - Surface Water Management.**

...

Storm water shall be maintained on site and in conformance with Chapter 3.5 Stormwater Management. This is listed as a Condition of Approval.

3.4.500 Utilities

- A. Underground Utilities. All utility lines including, but not limited to, those required for electric, communication, lighting and cable television services and related facilities, shall be placed underground, except for surface mounted transformers, surface mounted connection boxes and meter cabinets which may be placed above ground, temporary utility service facilities during construction, and high capacity electric lines operating at 50,000 volts or above.**

...

All installed utilities shall comply with this standard and others found in the Boardman Development Code or Municipal Code related to utilities. This is listed as a Condition of Approval.

3.4.600 Easements

Easements for sewers, storm drainage and water quality facilities, water mains, electric lines or other public utilities shall be dedicated on a final plat, or provided for in the deed restrictions. See also, Chapter 4.2 – Site Design Review, and Chapter 4.3 – Land Divisions. The developer or applicant shall make arrangements with the City, the applicable district and each utility franchise for the provision and dedication of utility easements necessary to provide full services to the development. The City’s standard width for public main line utility easements shall be 10 feet unless otherwise specified by the utility company, applicable district, or City Manager or his/her designee.

Perimeter easements shown on the original plat are being retained. Easements along the property line through the center of the subject property are being vacated. The easement vacation process based on Oregon Revised Statute is a City Council decision.

3.4.700 Construction Plan Approval and Assurances

No public improvements, including sanitary sewers, storm sewers, streets, sidewalks, curbs, lighting, parks, or other requirements shall be undertaken except after the plans have been approved by the City, permit fee paid, and permit issued. The permit fee is required to defray the cost and expenses incurred by the City for construction and other services in connection with the improvement. The permit fee shall be set by City Council. The City may require the developer or subdivider to provide bonding or other performance guarantees to ensure completion of required public improvements.

Based on a request from the Fire Marshal for additional fire hydrants to be installed along the back perimeter of the subject property, the perimeter easements that are shown on the original subdivision plat are being retained. The fire hydrants will be city infrastructure within an easement and for this reason the installation will be reviewed by the city engineer.

Chapter 3.6 Other Standards

...

3.6.500 Signs

...

B. Sign classifications

- 1. Permanent signs. Signs placed for a period of 31 days or longer within one calendar year shall be classified as permanent; shall advertise or provide direction to the premises of the identified business located within the City of**

Boardman; shall be subject to a permanent sign permit; and shall conform to this and other City of Boardman ordinances.

- a. On-premises signs shall be permitted within the regulations of this ordinance, with any exceptions subject to the requirements set forth within this ordinance for requesting variances or, where conditional use is specified, the provisions for such as set forth in the zoning ordinance.

...

C. Permits Required.

The following permits are required for all new signs, for all signs being altered due to change in ownership, business name or business type and for all signs being altered structurally.

- 1) Structural Building Codes Permit
- 2) Electrical Building Codes Permit (if lighted)
- 3) Sign Permit for Planning of Planning Review and Approval

The applicant has submitted a preliminary site plan that depicted a sign on the hotel. A Sign Permit will be required and can be applied for at the time of Development Review. This is listed as a Condition of Approval.

Chapter 4 Applications and Review Procedures

5. Conditions required as part of a Land Division (Chapter 4.3), Conditional Use Permit (Chapter 4.4), Master Planned Development (Chapter 4.5), or other approval shall be met.

This criterion is not applicable.

6. Exceptions to criteria 4.a-f, above, may be granted only when approved as a Variance (Chapter 5.1)

A variance may be needed to address the proposed height of the structure.

III. PROPERTY OWNERS NOTIFIED: June 4, 2025

List of landowners notified is retained as part of the file.

IV. PUBLISHED NOTICE: June 4, 2025

East Oregonian

V. AGENCIES NOTIFIED: June 4, 2025

Brandon Hammond, City Manager; George Shimer, Boardman Parks and Recreation; Teresa Penninger, Oregon Department of Transportation; Rich Foster, Oregon Department of Transportation.

VI. SITE TEAM MEETING: June 12, 2025

Boardman City Hall; Zoom

VII. PLANING COMMISSION PUBLIC HEARINGS: June 26, 2025

Boardman City Hall

VIII. PLANNING OFFICIAL RECOMMENDATION: The Planning Official recommends approval of this request with the following CONDITIONS OF APPROVAL.

1. Submit a Development Review application for hotel and maintenance shed.
2. Apply for Access Permits for both access points.
3. Apply for an Address permit.

4. To meet the height requirement standards, the building will need to either be shortened or a variance will need to be obtained.
5. The applicant shall submit plans for and obtain proper permits for signs, structures, and landscaping showing all vision clearance areas to be free and clear.
6. Any fence shall be subject to a Fence Permit that can be done at the same time as the Development Review Permit.
7. Based on the number of parking spaces the hotel will be required to have at least 10 bike spaces. The applicant shall comply with all bicycle parking requirements.
8. to the Boardman Development Code and Public Works Standards.
9. Stormwater shall be maintained on site and in conformance with Chapter 3.5 Stormwater Management.
10. All installed utilities shall comply with the Boardman Development Code or Municipal Code related to utilities.
11. Easements shall be accomplished as required by the Boardman Development Code for this development.
12. The Boardman Planning Official, Public Works Director, and City Engineer shall review the Construction Plan prior to construction.
13. All infrastructure proposed for the development will need to meet the requirements of the Boardman Development Code and Public Works Standards.

 Zack Barresse, Chair

Date

ATTACHMENTS:

Vicinity Map
 Existing Conditions
 Site Maps
 Trip Generation Letter
 Narrative

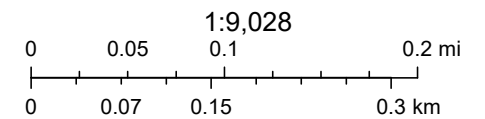
Vicinity Map

Section 6, Item A.

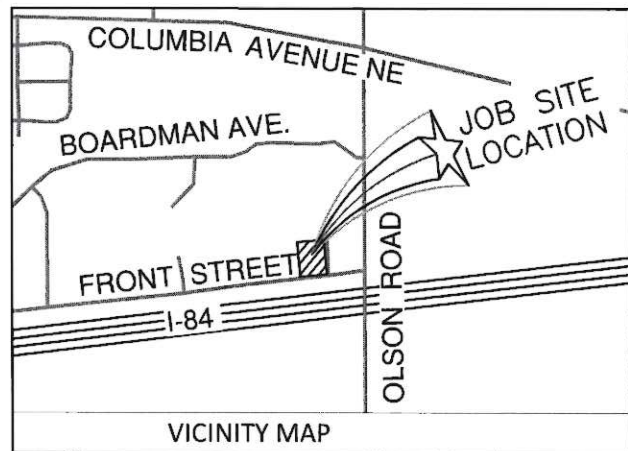


6/2/2025, 9:34:09 AM

-  Override 1
-  Taxlots



Source: Esri, USDA FSA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



LEGEND

SECTION LINE
PROPERTY LINE OF RECORD
EASEMENT LINE OF RECORD
CENTERLINE
RIGHT OF WAY
TAX LOT LINE
EXISTING UNDERGROUND POWER
EXISTING SANITARY SEWER
EXISTING WATER LINE
EXISTING FENCE
EXISTING EDGE OF GRAVEL
EXISTING UNDERGROUND POWER

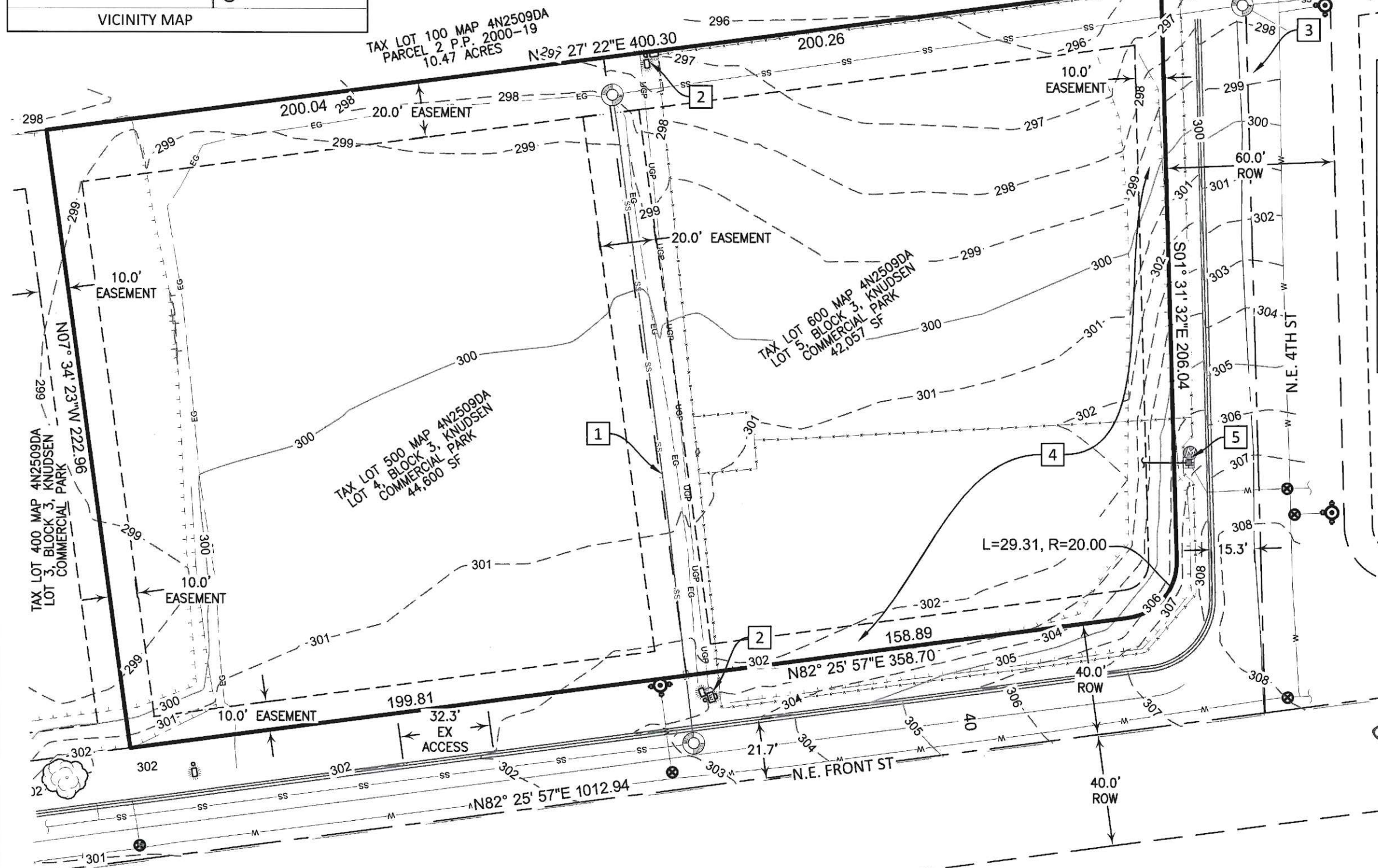
EXISTING SSMH
EXISTING FIRE HYDRANT
EXISTING WATERVALVE
EXISTING WATERMETER AND BACKFLOW PREVENTOR
EXISTING SITE/STREET LIGHT
EXISTING ECO-BLOCK

NOT FOR CONSTRUCTION
PLANNING DOCUMENT ONLY

SCALE 1"=60'

KEY NOTES

- EXISTING SANITARY SEWER TO BE RELOCATED BY THE CITY
- EXISTING SITE LIGHTS & UNDERGROUND POWER LINE TO BE RELOCATED
- EXISTING ROAD GRADE 6%±
- EXISTING SLOPES FROM 10% TO 25%
- EXISTING WATER METER & BACKFLOW PREVENTOR TO BE PRESERVED



EXPIRES 12/31/2026

Section 6, Item A.

Chk.by: DGL
Apr.by: DGL
Dwg.by: RWF
Date: MAY 2, 2022

#	REVISION	DATE
1		
2		
3		
4		

SITE ANALYSIS MAP
PNJD INC
BOB DAYAL
BOARDMAN, OREGON
TITLE: PNJD INC, ATTN: BOB DAYAL
82000 WALLOWA ROAD
KENNEWICK, WA 99338
CLIENT:

CK3, LLC
368 S.W. 5th Avenue
Ontario, Oregon 97914
Phn: (541) 889-5411
Fax: (541) 889-2074
945 W. Orchard Avenue
Horniston, Oregon 97838
Phn: (541) 567-2345
Fax: (541) 567-2305
ENGINEERING, SURVEYING & PLANNING

EX-1
SHEET NO. 1 OF 1
0. C025002.dwg
0. C025002

SITE AREAS

TOTAL AREA 86,657.0 SF / 1.99 AC
 BUILDING AREA 11,820.2 SF
 (3-STORY) 84 ROOMS 36,568.0 SF
 IMP (CONCRETE & AC) 35,641.3 SF / 0.82 AC
 LANDSCAPING 20508.2 SF / 0.47 AC

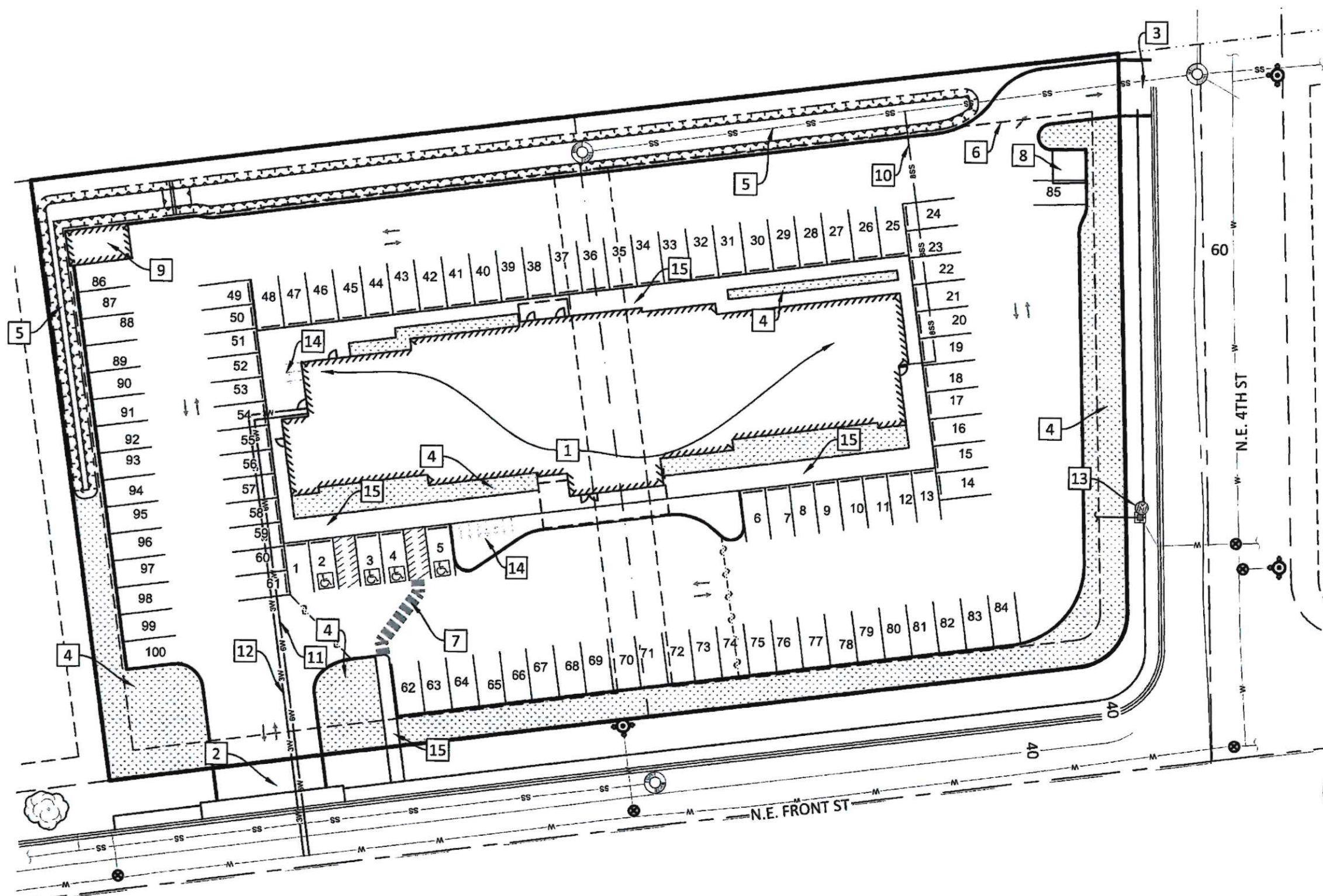
PARKING

100 VEHICLE PARKING STALLS
 4 ADA PARKING STALLS
 10 BICYCLE PARKING STALLS

NOT FOR CONSTRUCTION
 PLANNING DOCUMENT ONLY

SCALE 1"=60'

N



KEY NOTES

- 1 NEW BUILDING
- 2 NEW STREET ACCESS
- 3 NEW EXIT ONLY
- 4 NEW LANDSCAPING TYP
- 5 NEW RETENTION SWALE
- 6 EASEMENT LINE
- 7 PAINTED PEDESTRIAN ACCESS TO PUBLIC SIDEWALK
- 8 NEW TRASH ENCLOSURE
- 9 NEW MAINTENANCE SHED
- 10 NEW 8" SANITARY SEWER
- 11 NEW 6" FIRE WATERLINE
- 12 NEW 3" POTABLE WATER LINE
- 13 EXISTING 2" WATERSERVICE AND BACKFLOW PREVENTOR TO BE USED FOR LANDSCAPE IRRIGATION
- 14 BIKE PARKING TYP
- 15 CONCRETE SIDEWALK



EXPIRES 12/31/2026

Chk.by:	DGL
Apr.by:	DGL
Dwg.by:	RWF
Date:	MAY 2, 2025

#	REVISION	DATE
1		
2		
3		
4		

PROPOSED SITE PLAN
 PNJD INC
 BOB DAYAL
 BOARDMAN, OREGON
 TITLE: PNJD INC, ATTN: BOB DAYAL
 CLIENT: 82000 WALLOWA ROAD
 KENNEWICK, WA 99338

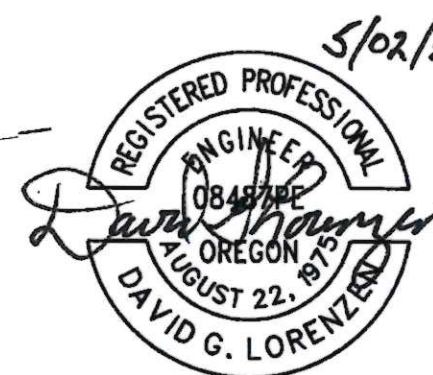
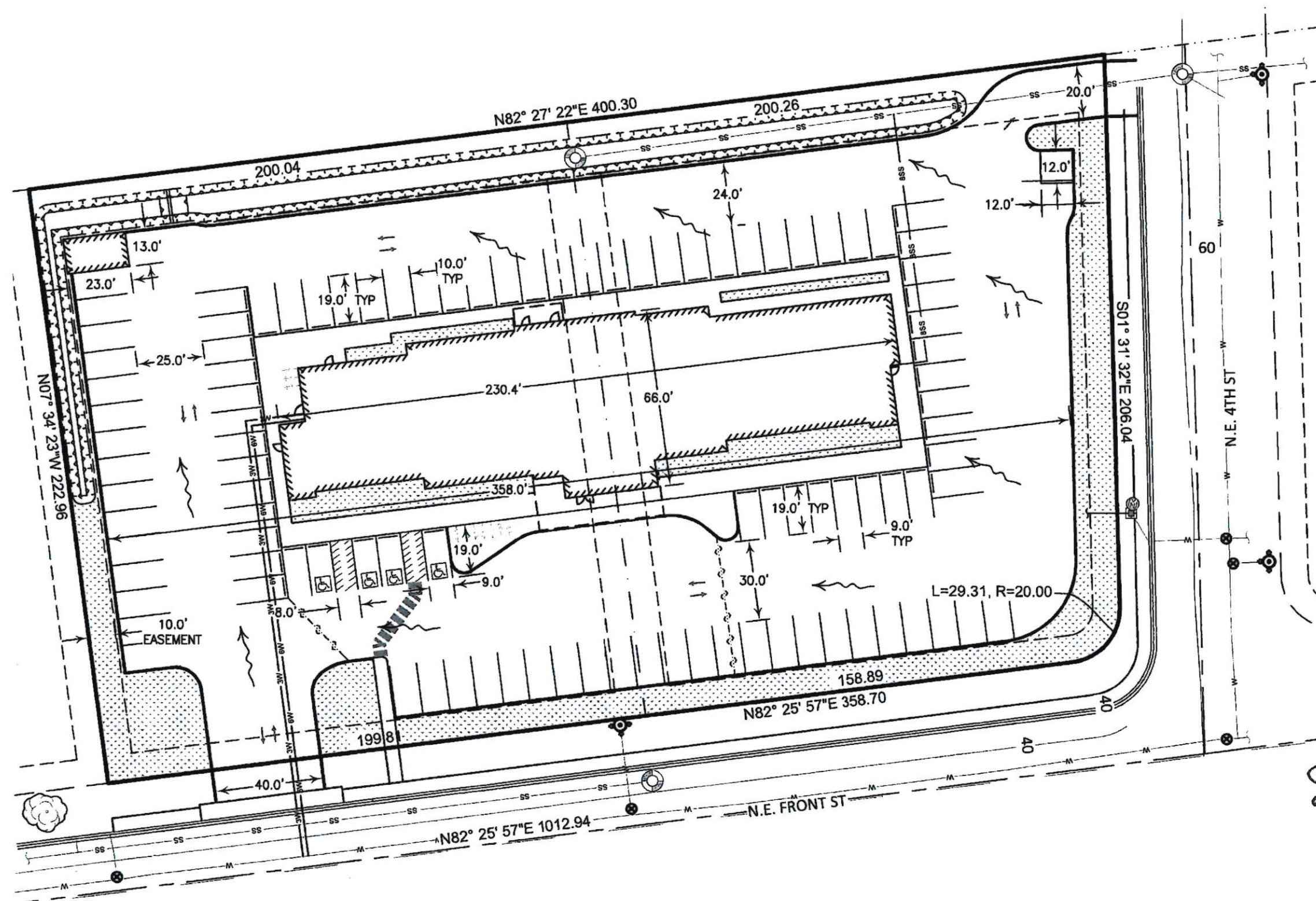
CRS, LLC
 368 S.W. 5th Avenue
 Ontario, Oregon 97914
 Phn: (541) 889-5411
 Fax: (541) 889-2074
 945 W. Orchard Avenue
 Hermiston, Oregon 97838
 Phn: (541) 567-2345
 Fax: (541) 567-2305
 ENGINEERING, SURVEYING & PLANNING

EX-2
 SHEET NO. 1 OF 2
 DWG NO. C025002.dwg
 JOB NO. C025002

VEHICLE DIRECTION ARROW
STORMWATER FLOW ARROW



NOT FOR CONSTRUCTION
PLANNING DOCUMENT ONLY



EXPIRES 12/31/2026

THIS DRAWING, & ALL INFORMATION HEREIN, REMAIN THE PROPERTY OF CK3, LLC. ALL RIGHTS ARE EXPRESSLY RESERVED & IT MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF CK3, LLC.

CHK.BY:	DGL	APR.BY:	DGL	DWG.BY:	RWF	DATE:	MAY 2, 2025

#	REVISION	DATE
1		
2		
3		
4		

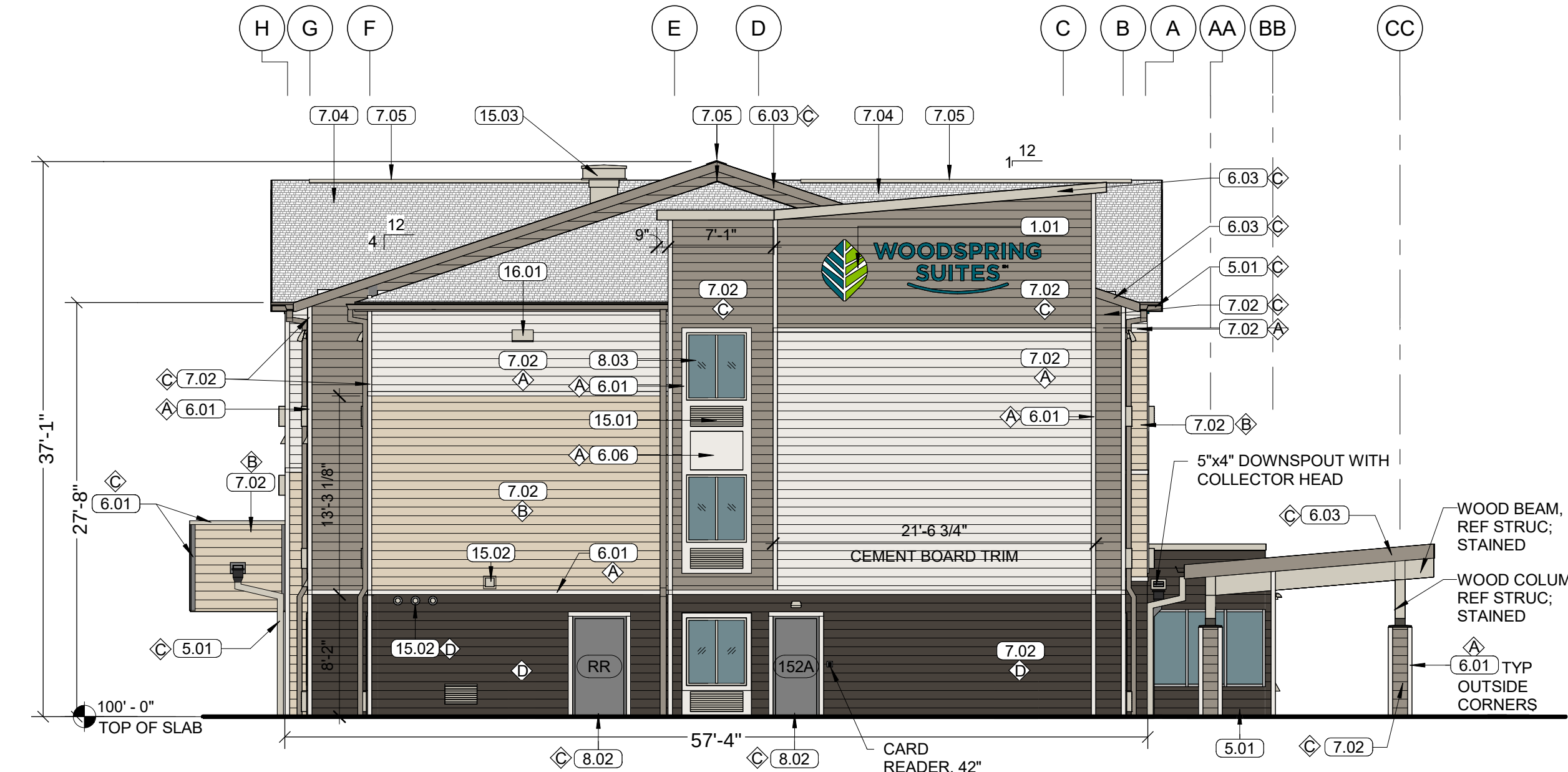
CK3, LLC
368 S.W. 5th Avenue
Oxnard, Oregon 97914
Phn: (541) 889-5411
Fax: (541) 889-2074

PRELIMINARY GRADING PLAN
PNJD INC
BOB DAYAL
BOARDMAN, OREGON

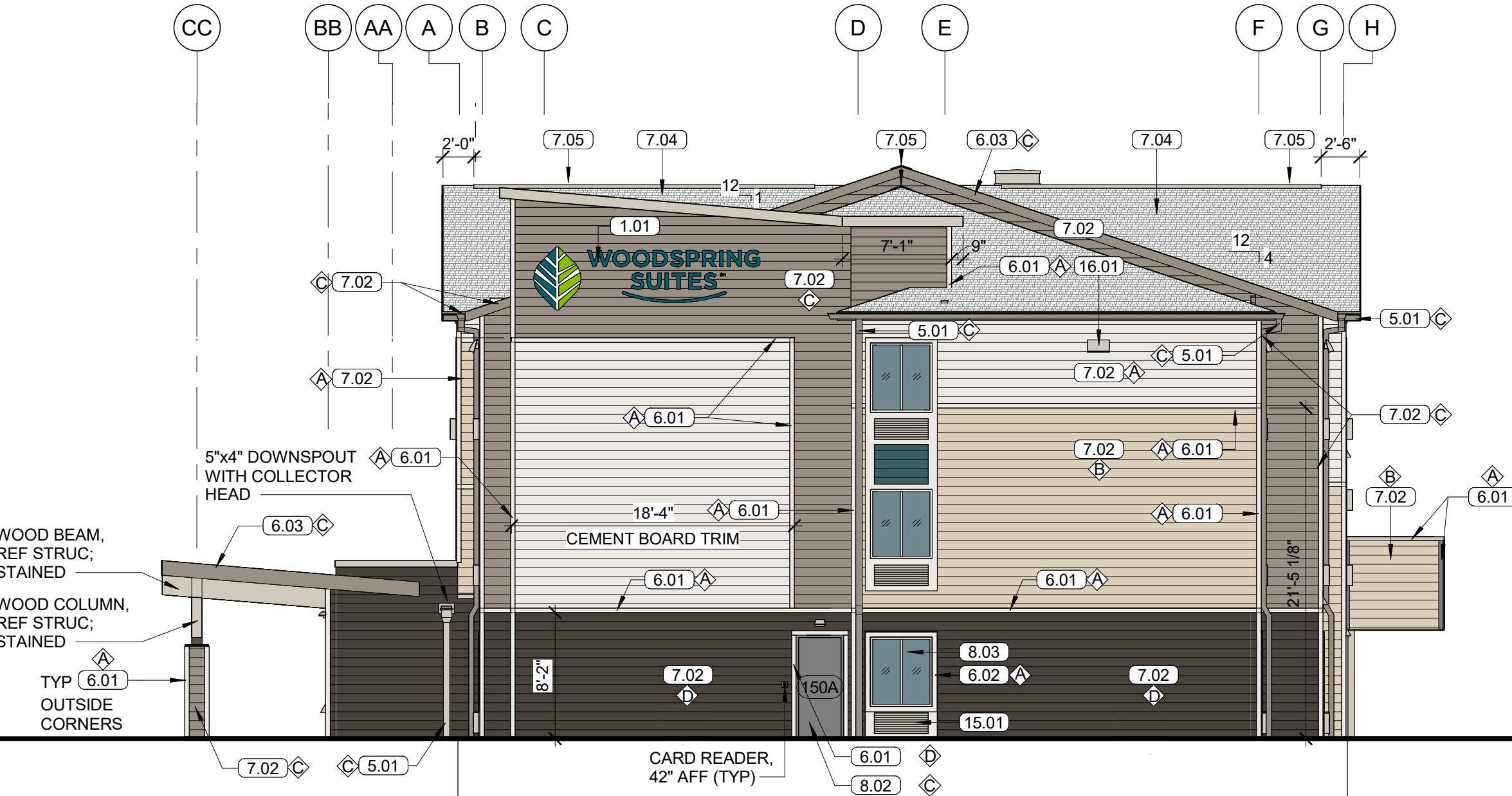
PNJD INC - ATTN: BOB DAYAL
82000 WALLOWA ROAD
KENNEWICK, WA 99338

ENGINEERING, SURVEYING & PLANNING

EX-2
SHEET NO. 2 OF 2
DWG NO. C025002.dwg
NO. C025002



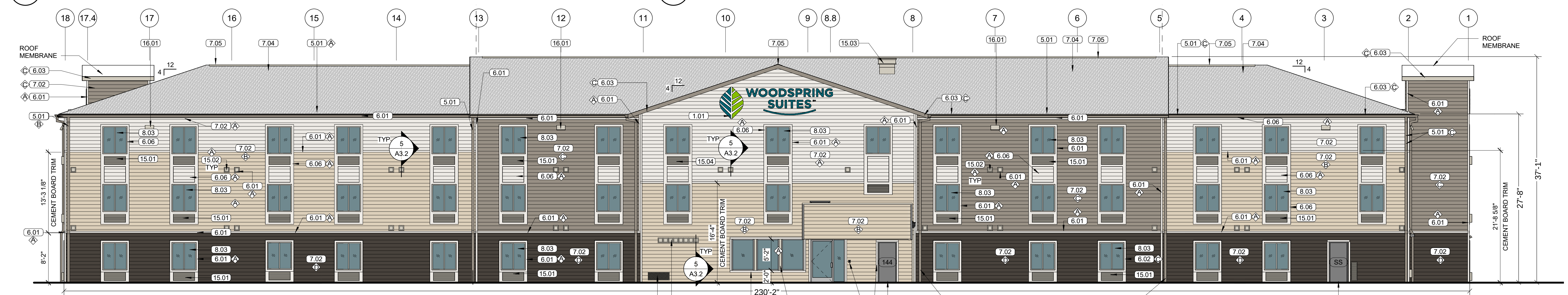
2 LEFT SIDE ELEVATION
1/8" = 1'-0"



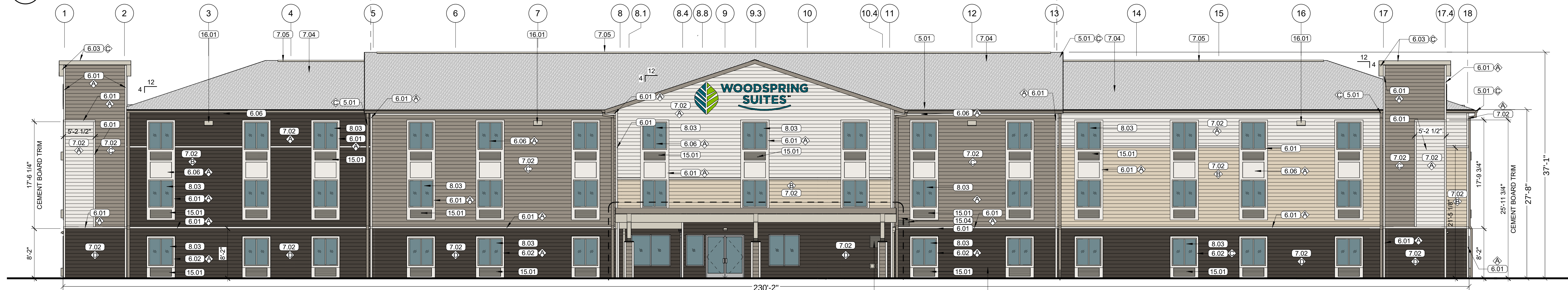
1 RIGHT SIDE ELEVATION
1/8" = 1'-0"

KEYNOTE LEGEND	
1.01	SIGNAGE BY OWNER; UNDER SEPARATE PERMIT. COORDINATE BLOCKING WITH SIGN MA
5.01	ALUMINUM GUTTERS AND DOWNSPOUTS
6.01	CEMENT BOARD TRIM: 5/4"x4" EIFS TRIM: 2-1/2"x4"
6.02	CEMENT BOARD TRIM AT STONE: 5/4"x4"
6.03	CEMENT BOARD TRIM FASCIA
6.06	CEMENT BOARD PANEL
7.02	7" EXPOSURE CEMENT BOARD LAP SIDING: SEE COLOR SCHEDULE
7.04	COMPOSITION SHINGLES
7.05	RIDGE VENT: REF SHEET A1.3 FOR DETAILS
8.02	HOLLOW METAL DOOR
8.03	SLIDING WINDOW, TYP.: SEE SPECS
15.01	THRU-WALL PTAC
15.02	MECHANICAL LOUVERS: REF MECH. DWGS. PAINT TO MATCH ADJACENT
15.03	ELEVATOR VENT THRU ROOF, REF 4/A1.3
15.04	MECHANICAL LOUVERS: REF MECH. DWGS. MILL ALUMINUM FINISH
16.01	LIGHT WALL PACK, MOUNT 35'-0" TO CENTER OF FIXTURE, REF ELEC. DWGS.

	COLOR: SW7004 "SNOWBOUND" PPG		COLOR: SW9168 "ELEPHANT EAR" PPG
	COLOR: SW7569 "STUCCO" PPG		COLOR: SW7675 "SEALSKIN" PPG



2 REAR ELEVATION
1/8" = 1'-0"

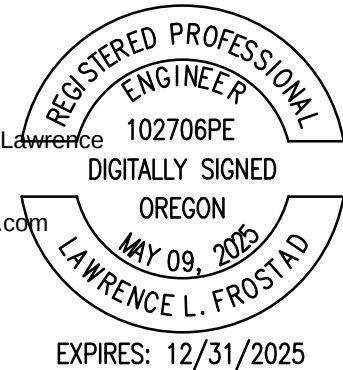


1 FRONT ELEVATION
1/8" = 1'-0"

MEMORANDUM

TO: Carla McLane, City of Boardman, Oregon
CC: Bob Dayal, PNJD, Inc
FROM: Larry Frostad, P.E., PTOE
Timothy Fisch
DATE: May 1, 2025
SUBJECT: Woodspring Suites, Trip Generation & Distribution Letter

Digitally signed by Lawrence
L Frostad
Contact Info:
LFrostad@ardurra.com
Date: 2025.05.06
14:15:12-07'00'



This report summarizes the Trip Generation and Distribution prepared for the Woodspring Suites proposed in Boardman, Oregon. The Letter provides information for use in determination of concurrency between the proposed project, applicable regulations, and the City's *Transportation System Plan*, which is currently being updated. This analysis is the initial step in addressing the City of Boardman's request to understand travel impacts in determining if further analysis is required.

The study was prepared per Traffic Impact Study guidance provided by the City (Chapter 4.10 – Traffic Impact Study, October 2002). The City of Boardman is the lead land use jurisdiction and agency that maintains access roads. Additional agencies can comment per invitation of City staff.

PROJECT DESCRIPTION

Woodspring Suites is an 84-unit extended-stay hotel proposed at the site of the existing Boardman Dog Park on Front Street near Olson Road. Zoning at the site is Commercial, with Residential zoning adjacent to the north.

Access is assumed to be from a full-access approach off Front Street. Construction would initiate following receipt of administrative approvals from Boardman officials with completion and occupancy expected by the spring of 2026.

Attached **Figure 1** provides a site location map. **Figure 2** provides the most current site plan, which shows the building and main entry oriented to access Front Street.



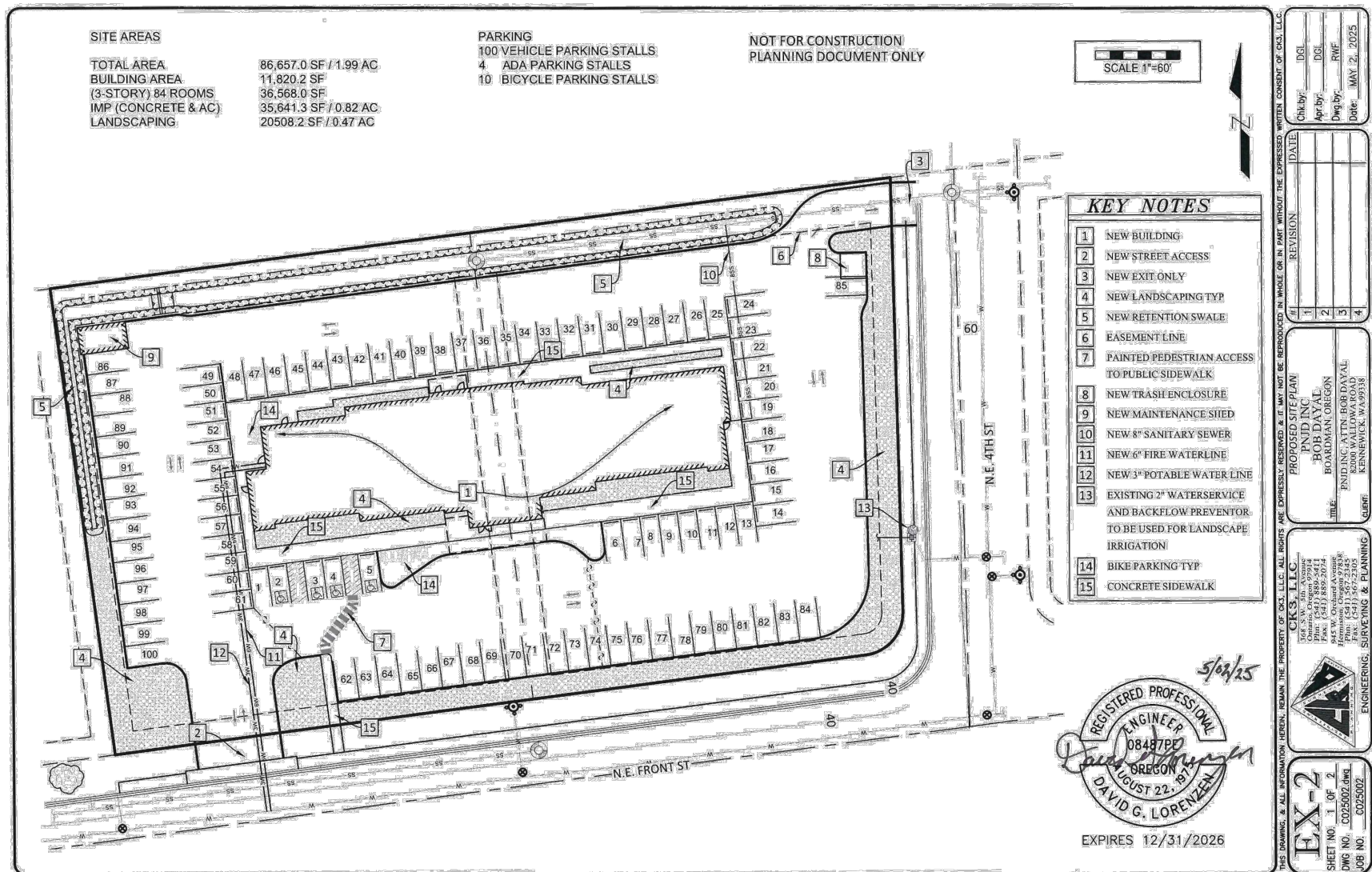
DATE: 5/2/25 JOB: 250176

WOODSPRING SUITES FIGURE 1 - VICINITY MAP



1717 S. RUSTLE STREET, SUITE 201
SPOKANE, WA 99224

509-319-2580 | WWW.ARDURRA.COM



DATE: 5/2/25 JOB: 250176

WOODSPRING SUITES FIGURE 2 - SITE PLAN



1717 S. RUSTLE STREET, SUITE 201
SPOKANE, WA 99224

509-319-2580 | WWW.ARDURRA.COM

Transportation Systems Plan

The City is currently updating this plan from the previous 2001 edition. The Main Street intersections at Boardman Avenue, N Front Street, and the Westbound Interstate 84 ramp terminal are shown to currently have service level issues, albeit mostly with low v/c ratios. The close spacing of these historical types of designs and the business access movements in between the intersections contribute to the operational issues. The *Boardman Main Street Interchange Area Management Plan* (IAMP) (DKS/Winterbrook Planning, April 2009) suggests access restrictions, bridge widening, and traffic signals as a way to mitigate these issues.

Trip Generation

Trip generation was forecast based on the methodologies of the Trip Generation Manual (ITE, 11th Edition, September 2021). The manual is a nationally recognized and locally accepted resource for forecasting traffic for commercial, institutional, and residential developments. The methods were developed based on the survey of other existing land uses located within the United States.

Calculations from the Trip Generation Manual yield total trips. However, not all these trips are new to streets. Internal, Pass-by, and Diverted, are terms used to describe the trip types that make up total trips for a commercial project depending on the purpose of the trip. While hotel trips can be considered as Pass-by or Diverted trips given the assumption is that the trips will be to and from the freeway, the impact is essentially the same as considering them as New trips on the local system.

Trip generation for Woodspring Suites was developed using ITE Land Use Code 311 – All Suites Hotel as it best approximates the planned use of the site. A description of this use is provided below:

ITE Code 311. *"An all suites hotel is a place of lodging that provides sleeping accommodations, a small restaurant and lounge, and small amounts of meeting space. Each suite includes a sitting room and separate bedroom. An in-room kitchen is often provided."*

Trip generation was determined initially based on rates that correlate traffic densities to building area. The number of studies was insufficient (<20) or had a low R-squared value to meet criteria to use Fitted Curve Equations; hence the use of Average Rates. Trips were forecast for typical weekday and then the AM and PM peak hours of adjacent streets. An adjustment for the existing use is acknowledged in the net new trips shown in Table 1.

Land Use:	Units	Weekday	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Code 311 – All Suites Hotel	84 Rooms	370	15	14	29	15	15	30
ITE Code 411 Public (Dog) Park – (Existing Use)	1 Acre	1	0	0	0	0	0	0
Net New Trips		369	15	14	29	15	15	30

Source: ITE Trip Generation Manual (11th Edition) & Trip Generation Handbook (3rd Edition)

As shown, the Woodspring Suites project is forecast to generate 370 weekday driveway trips (primarily passenger vehicle) with 29 generated during the AM peak hour and 30 PM peak hour. It should be noted here that the proposed 84-unit project is lower than the 200 rooms and associated trips estimated for this vicinity in the Future Conditions Analysis (Kittelson & Associates, January 2025) for the *Transportation Systems Plan* update. As such, they should not be added to the volumes shown in Figures 1 and 2 of Future Conditions Analysis Attachment A for 2045 Trip Assignment.

Trip Distribution and Assignment

Trip distribution and assignment is the process of forecasting the likely travel routes for development-related traffic to identify the impacts of a project on area streets. For this study, trip distribution was based on the existing network as well as the location of primary destination centers in relation to the development, such as Interstate 84, residential, work centers, shopping/entertainment areas, etc. Figures 16 and 17 of the Draft Existing Traffic Conditions document (Kittelson & Associates, January 2025) was also reviewed.

Trips will access the site via either the Laurel Lane or Main Street Interchanges then utilizing Columbia and Olson from Laurel Lane, or Front Street from Main Street. Existing volumes indicate the Main Street Interchange to be most likely used by drivers, although this can be somewhat influenced by Motorist Information Signing or by trip routing applications.

Trips were distributed to the network as shown with **Table 2**. The entering and exiting assignments overall are also shown for the street network described above. The existing trip is not included in **Table 2**.

Table 2. Trip Distribution and Trip Assignments				
Origin/Destination	Distribution	Trip Assignments		
		Weekday	AM Peak	PM Peak
Interstate 84 via Front / Main Street				
- Westbound Ramps	35%	130	10	11
- Eastbound Ramps	35%	129	10	10
Interstate 84 via Olson, Columbia, and Laurel Lane				
- Westbound Ramps	15%	56	4	4
- Eastbound Ramps	15%	55	5	5
Trip Distribution Totals	100%	370	29	30

Trips were assigned based on the described distribution pattern with a summary of results shown with **Figure 3**. Intersections forecast to support more than 20 new trips are noted below:

Front Street / Main Street:	20 AM/21 PM peak hour trips
Main Street / Interstate 84 Westbound Ramps:	20 AM/21 PM peak hour trips

Impact Fees

Boardman does not currently charge a transportation impact fee as part of the project permitting process.

SUMMARY

Woodspring Suites is an 84-unit extended-stay hotel proposed at the location of the existing Boardman Dog Park in Boardman, Oregon. Access is assumed to be from Front Street. Completion and occupancy of the site is expected by the spring of 2026.

Trip generation was calculated using ITE Code 311 for All Suites Hotel. The project is forecast to generate 371 weekday trips that impact the street network. About 29 of these trips would be generated during the AM peak hour and 30 during the PM peak hour.

The adjacent roadways of Main Street, Front Street, Olson Road, Columbia Avenue, and Laurel Lane would provide routes for the majority of approaching and departing trips from Interstate 84. To that end, the Front Street / Main Street and Main Street / Interstate 84 Westbound Ramps intersections are anticipated to support the majority of site trips, both supporting around 20 trips during the AM and PM peak hours.

The trips estimated for this project have already been accounted for in the forecasting by Kittelson & Associates for the City's ongoing Transportation Systems Plan update. The site impacts of the project are addressed by extending frontage improvements, such as sidewalk, anticipated to be prescribed by the City.

RECOMMENDATIONS

Further study of this project in a Traffic Impact Analysis is not recommended as it will unnecessarily duplicate work already documented in the *Transportation Systems Plan* update.

The following recommendations are offered for consideration in the current planning efforts:

Update the travel forecast for the *Transportation System Plan* (Lot 5) as needed to incorporate the Woodspring Suites project.

Our recommendation for the City's *Transportation System Plan* update to address current and forecast performance issues is to prioritize the implementation of roundabouts over traffic signals. This is for several reasons:

- Roundabouts were not mentioned as an alternative in the April 2009 *IAMP*. Understanding of the benefits of roundabouts has increased in the past 16 years. Oregon now has 271

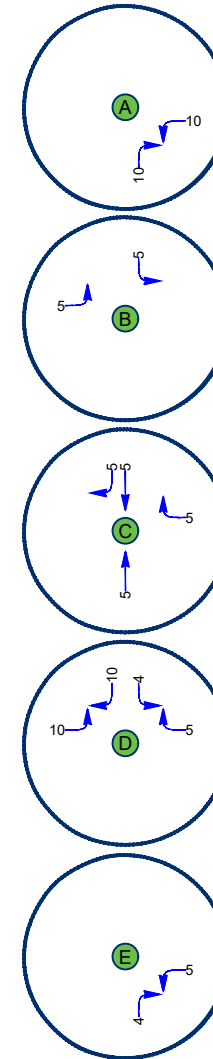
documented roundabouts in the Kittelson Roundabouts Database, which includes the two in Boardman.

- Roundabouts do not need to wait for a signal warrant for consideration of implementation and thus can be constructed as soon as funding is available.
- Stated goals for multimodal safety performance favor roundabouts over signals.
- Favorable roadway grades
- The “wide node / narrow link” concept afforded by roundabouts may preserve the Interstate 84 bridge without need for widening for a left turn lane. Replacement of a bridge that is still in fair condition (per ODOT) is likely not a priority in comparison to other needs, and options that do not require widening are available.
- Reduction in pedestrian crossing distances
- Reduction in intersection queuing (as identified in the *IAMP*) due to signals, which may allow operations without access restrictions.
- Boardman does not currently have traffic signals and thus would have to consider ongoing signal operations and maintenance costs (including equipment rehabilitation and replacement projects) that the City does not currently budget for.

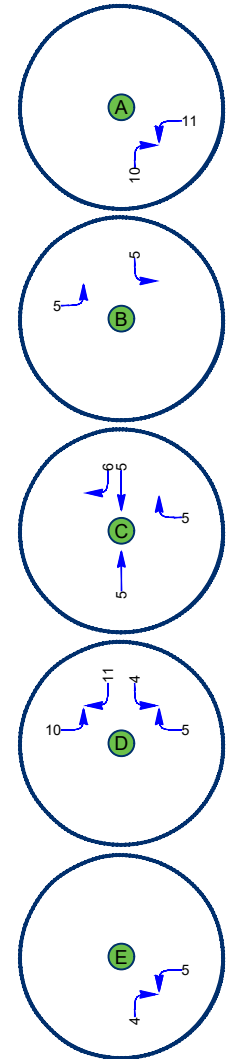
No further recommendations are provided. Please contact us if you have any questions on these recommendations.



AM PEAK



PM PEAK



DATE: 5/2/25 JOB: 250176

LEGEND

- MAJOR COLLECTOR
- INTERSTATE
-  INTERSECTION TURNING MOVEMENTS

WOODSPRING SUITES
FIGURE 3 - TRIP DISTRIBUTION
AM AND PM PEAK HOURS



1717 S. RUSTLE STREET, SUITE 201
SPOKANE, WA 99224

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50 YEARS
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CK3, LLC

ENGINEERING - SURVEYING & PLANNING

368 SW 5TH AVENUE, ONTARIO, OR. 97914
945 W. ORCHARD AVENUE, HERMISTON, OR. 97838

Section 6, Item A.

May 14, 2025

Project Narrative:

Woodspring Suites

Proposed Site:

Northwest intersection of Front St. and NE 4th St.

Boardman, Oregon 97818

Property Zoned: Commercial

Tourist Commercial Sub-District

Prepared for

Prabhakar Dayal

82000 Wallowa Rd.

Kennewick, WA 99338

Phone: (509)200-9545



EXPIRES 12/31/2026

Prepared by

David G. Lorenzen P.E.

CK3, LLC

945 W. Orchard

Hermiston, Oregon 97838

General Submission Requirements

The Land Use Application Site Design Review (Type III Procedure) form has been completed and is attached in **Appendix A**. Woodspring Suites Motel is a permitted use in the Tourist Commercial sub-District. Lot Coverage for this development is about 55%, which is below the maximum of 85% for Tourist Commercial sub-District.

Site Design Review Information

The site Analysis Map (EX- 1) and the Proposed Site Plan (EX-2) are Attached in **Appendix B**. The Architectural drawings showing building elevations, building materials and name of the Architect are attached in **Appendix C**. The Preliminary Grading Plan is shown on page 2 of the Proposed Site Plan (EX-2) in **Appendix B**. Finish grading plan with final elevation and slopes will be shown on the stamped Civil site plans. A copy of the Trip Generation Letter is attached in **Appendix D**.

Approval Criteria

This portion of the narrative report documents compliance with Sub Section 4.2.600 Approval Criteria:

1. This proposed Hotel development meets the requirements of a Type III application.
2. The proposed Hotel development is located in the Commercial District, in the Tourist Commercial sub-District. The project is a permitted use in this building zone and complies with all the land use requirements in Chapter 2.
3. The applicant agrees to upgrade any existing development that does not comply with the district standards:
 - a. Sewer and Water utility fronting this property currently meet City Standards.
 - b. Street, curbing, street lighting, and public storm drainage upgrades are currently being designed by the city. The applicant is coordinating these upgrades with his Site design. The applicant will provide or participate in the cost of new sidewalks fronting his project site.
4. Compliance with design Standard contained in Chapter 3:
 - a. Access and Circulation: The Hotel will have a 40-foot City standard driveway onto NE Front Street with Left/Right Turn egress lanes and one ingress lane. The Hotel will also have 20-foot city Standard driveway egress on NE 4th Street. All driveway access locations shall meet the visual site triangle standard. All driveways exceed the minimum spacing standard from public streets. Parking is placed around the perimeter and adjacent to the building. There is

a minimum of 24-foot driving space around the building for emergency vehicle access. There is pedestrian access for the Hotel to the public Sidewalk on NE Front Street. All pedestrians' walkways will meet ADA standards.

- b. Landscaping: A complete Landscaping plan showing Significant Vegetation, irrigation, and fencing that meets the requirements of Chapter 3.2 – Landscaping, street Trees, Fences and walls of the Development Codes for the City of Boardman will be provided with the Submittal of a Stamped Civil Site Plan.
 - c. Vehicle and bicycle parking: There are 100 Vehicle parking spaces, four (4) ADA parking spaces, and Ten Bicycle parking stalls. This exceeds the one space for each guest room, plus one space for manager (85 total). The four (4) ADA parking space meets the Standard requirement of 1 Van Accessible and 3 ADA accessible parking spaces. Commercial defined under Multiple uses is one bicycle parking per 10 Vehicle parking spaces. Ten bicycle parking spaces were provided for the 100 vehicles parking spaces.
 - d. Public Facilities Standards: All public facilities adjacent to this project Street, curbing, street lighting, and public storm drainage are being designed by the City in accordance with City of Boardman Public Works Standards. The applicant is coordinating the design with the City Engineer and designing the public sidewalks and driveways adjacent to his location to comply with City of Boardman Public Works Standards.
 - e. Stormwater Management: All Surface Water generated on site will be retained on site with storm water swales in accordance detention criteria and requirements of Chapter 3.5 – Stormwater Management Development code for the city of boardman, Oregon.
 - f. Other Standards: A permit for the building sign will be made in compliance with Chapter 3.6 of city of Boardman's Development Code and be submitted at the time of submitting plans for the building permit.
- 5. There are no Condition requirements as part of Land Division, Conditional Use Permit, Master Plan development or other approved requires
 - 6. No Variance required for this development.

If you have any questions or comments regarding the report, please feel free to contact me (541)567-2345.

Respectfully,



David G. Lorenzen, P.E.

MEMORANDUM

To: Mayor Keefer and members of the City Council
 Cc: Brandon Hammond, City Manager
 From: Carla McLane, Planning Official
 Date: May 27, 2025
 RE: Planning Department Monthly Update

Strategic Planning Program: I am just back from a much needed 13-day vacation. But before I left, we got in a Transportation System Plan (TSP) Public Advisory Committee (PAC) meeting and a Parks Master Plan (PMP) Community Meeting. Earlier in May an Economic Opportunities Analysis (EOA) PAC meeting was also held. As always you can follow all of this at [this location](#) on the City’s website.

- Transportation System Plan (TSP):** At the TSP PAC meeting held on May 13 we discussed Technical Memorandum #6 which begins the process of looking at proposed solutions. This will be the topic of the Joint Work Session with the Planning Commission scheduled for next Tuesday, June 3, at 5:30 pm. You can follow the TSP Update and the PAC [here](#).
- Economic Opportunity Analysis (EOA):** We are two PAC meetings in and are anticipating some deliverables from the consultant team soon. When those arrive, they will be posted to the City’s website. You can follow the EOA PAC [here](#).
- Housing Needs Analysis (HNA):** Still on hold but the rulemaking is nearing completion so we should be able to create a Scope of Work and engage the consultant soon. The appointment of the PAC for this activity will also be coming in the next couple of months.
- Parks Master Plan (PMP):** There was a Community Meeting on May 13 that was well attended even though we ended up moving it indoors at the last minute. We are in the midst of the Park Naming contest which will close in early June. You can follow the PMP PAC [here](#).
- Boardman Development Code (BDC) and Comprehensive Plan (CP):** This consultant team is taking a very interesting approach to the Comprehensive Plan update with the next PAC meeting on Monday, June 2. You can follow the CP/BDC PAC [here](#).
- System Development Charge (SDC) Update:** Still on hold.

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

- **Boardman Municipal Code (BMC):**
 - Addressing Ordinance: Work continues at the staff level.
 - Business License Ordinance: Work continues at the staff level.
 - Shipping Containers: Work continues at the staff level.
- **Tower Road:** The Morrow County Board of Commissioners’ decision has been appealed to the Land Use Board of Appeals by Jim and Kelly Doherty. Staff are working through next steps related to the appeal and the sale of the property.
- **Code Enforcement and Animal Control Program:** Current focus areas include abandoned vehicles, noise related to special events, and what to do with vacant lots. With it being spring there is also a focus on weed management for fire control.

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:** The Chaparral Phase II development may be changing ownership. This could help move the project more quickly.
- ✓ **Commercial Development:** Planning Commission has meetings on May 28 and June 26 with three requests for review. Once those make it through the Planning Commission process, I will share more.

