

**FINAL FINDINGS OF FACT
PLANNING COMMISSION
ADOPTION OF THE PARKS MASTER PLAN**

REQUEST: To adopt a Parks Master Plan (PMP) as guidance to Goal 8 Recreation.

APPLICANT: City of Boardman
Post Office Box 229
200 City Center Circle
Boardman, Oregon 97818

- I. **GENERAL INFORMATION:** The City of Boardman is working collaboratively with the Boardman Park and Recreation District (District) to draft and adopt this Parks Master Plan (PMP). The District had a PMP that expired in 2022; this will be the first PMP for the City of Boardman. The PMP is designed to be a long-range guide for enhancing and expanding Boardman's parks, trails, and recreational facilities. It translates community values into clear strategies for investment, programming, and stewardship. It is intended to be a practical, working document for use by City and District staff, community leaders, elected officials, and funding agencies.

For the City of Boardman, the PMP is part of a larger Strategic Planning process that started with the development and adoption of five strategic goals as part of a strategic plan. That planning process acknowledged that several planning documents were identified for update or development including this PMP, a Transportation System Plan, an Economic Opportunities Analysis, a Housing Capacity Analysis, and an update to the Comprehensive Plan and Development Code. A refinement to the Main Street Interchange Area Management Plan has been added to this list of planning projects.

- II. **PROCEDURE:** This amendment is being processed using Type IV procedures found within the Boardman Development Code. The Type IV process requires a hearing before the Planning Commission with a recommendation to the City Council. The final hearing will take place before the City Council. Final adoption will be by Resolution as this is a guidance document, not a regulatory one.
- III. **APPROVAL CRITERIA:** The request has been filed under the BDC Chapter 4.1 Types of Applications and Review Procedures, more specifically 4.1.600 Type VI Procedures (Legislative). The criteria are identified below in **bold** type with responses in regular type.

G. Decision-Making Considerations. The recommendation by the Planning Commission and the decision by the City Council shall be based on consideration of the following factors:

1. Approval of the request is consistent with the Statewide Planning Goals.

The Statewide Planning Goals applicable to this request are Goal 1, Citizen Involvement, Goal 2, Coordination, and Goal 8 Recreation.

Goal 1 requires the City to "develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process." Because the proposed

amendment, or adoption of the PMP, will be heard by both the Planning Commission and the City Council, there will be at least two opportunities for public comment to the PMP. Additionally, the hearings were published in the East Oregonian providing additional public notice. This is consistent with the City's acknowledged citizen involvement program. (Goal 1, Policy 4: The Planning Commission is officially designated as the Citizen Involvement Committee.)

Goal 2 requires the City to adopt a comprehensive plan and implement the plan through its development code and by extension other planning level documents. The proposed PMP is consistent with and will support the comprehensive plan relative to development of park and recreation infrastructure. (Goal 2, Policy 3: The City has adopted the City of Boardman Development Code, a unified zoning and subdivision land use code to facilitate the development process and implement the land use goals of the City as outlined in the Comprehensive Plan.)

Goal 8 requires the state to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts. Current Recreation Development Policies within the Comprehensive Plan identify that open space in the form of park lands shall be maintained, that park land dedication may be a requirement of development, and that the City shall encourage development of parks.

For these reasons, the criterion is met.

2. Approval of the request is consistent with the Comprehensive Plan.

The Boardman Comprehensive Plan (BCP) has a variety of policies that support the proposed amendment and the process used to achieve it. Goal 1 policies support citizen involvement and the public hearing process. Goal 1, Policy 4, designates the Planning Commission as the City's official Citizen Involvement Committee. Therefore, review by the Planning Commission ensures compliance with the comprehensive plan.

While none of the Goal 2 Policies are specifically applicable to this action, staff assert that the land use planning process required through Goal 2 is supported with the adoption of the Parks Master Plan. The desired result is a park system that addresses the recreational needs of the citizens of Boardman and visitors to our community. Proposed within the PMP are policies and updates to the Comprehensive Plan and Development Code that further good local planning practices.

Goal 8 requires, within the Boardman Comprehensive Plan, the City to satisfy the recreational needs of the city and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts. Current Recreation Development Policies within the Comprehensive Plan are further defined by the proposed PMP. Adoption of the PMP and the proposed modifications to the Comprehensive Plan and Development Code that are forthcoming will work to further achieve these requirements.

For these reasons, the criterion is met.

- 3. The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.**

The proposed Parks Master Plan does specify park and recreation areas within the City of Boardman that are owned by either the City or the District. These properties are currently or can be served by adequate public facilities, service or transportation networks to support the park and recreation uses at those locations. As new park or recreation facilities are planned, by either the City or District, proper planning review processes will ensure that continues for new or improved facilities.

For these reasons, the criterion is met.

- IV. LEGAL NOTICE PUBLISHED:** October 29, 2025
East Oregonian
- V. DLCD 35-DAY NOTICE:** October 15, 2025
- VI. AGENCIES NOTIFIED:** Dawn Hert, Department of Land Conservation and Development.
- VII. HEARING DATES:** Planning Commission
November 20, 2025
Council Chambers
Boardman City Hall
200 City Center Circle
Boardman, Oregon 97818

City Council (Joint Public Hearing with the Boardman
Park and Recreation District)
January 13, 2025
Council Chambers
Boardman City Hall
200 City Center Circle
Boardman, Oregon 97818
- VIII. PLANNING OFFICIAL RECOMMENDATION:** The Planning Official recommends the Planning Commission forward the request to the City Council with a 'do adopt' recommendation based on the following findings.
 - The Planning Commission finds that the process utilized to review and recommend this proposed Parks Master Plan is compliant with the Statewide Planning Goals and the City's Comprehensive Plan Goal 1 and that the Planning Commission public hearing held to

consider this request allowed for citizen involvement. The City Council public hearing will also provide an opportunity for citizen involvement.

- The Planning Commission finds that the process utilized to review and recommend this proposed PMP adoption is compliant with the Statewide Planning Goals and the City's Comprehensive Plan Goal 2 and Goal 8.
- The Planning Commission finds that parks and recreation projects, when developed consistently with the Parks Master Plan, will be consistent with the Comprehensive Plan.



Zack Barresse, Chair
Planning Commission



Date

ATTACHMENTS:

- DRAFT Parks Master Plan (including appendices)