

**CITY OF BOARDMAN  
ORDINANCE 1-2025**

**AN ORDINANCE TO AMEND THE BOARDMAN ZONING MAP  
REDUCING THE BPA TRANSMISSION EASEMENT SUBDISTRICT AND  
ADDING LAND TO THE COMMERCIAL ZONE SOUTH OF THE BPA  
TRANSMISSION LINE ON THE SUBJECT PROPERTY AND  
ADDING LAND TO THE COMMERCIAL – TOURIST COMMERCIAL ZONE  
NORTH OF THE BPA TRANSMISSION LINE ON THE SUBJECT PROPERTY**

**WHEREAS**, the City of Boardman has an adopted Zoning Map; and,

**WHEREAS**, The City of Boardman has acquired the subject property and is working to create development options on land south of Interstate 84; and,

**WHEREAS**, the current boundary of the BPA Transmission Line Easement Subdistrict is limiting where it is applied beyond the established easement area; and,

**WHEREAS**, the Boardman Planning Commission held a public hearing on November 21, 2024, to consider the adoption of the proposed amendment to the Boardman Zoning Map and based on comments from the Oregon Department of Transportation continued the Public Hearing; and

**WHEREAS**, the Boardman Planning Commission held a second public hearing on December 19, 2024, to review the Trip Generation Letter completed by Anderson Perry as the City's engineer firm in response to the comment from the Oregon Department of Transportation; and

**WHEREAS**, the Boardman Planning Commission considered the Trip Generation Letter and the potential impacts that could be generated by this proposed amendment to the Zoning Map and adopted the following findings:

- The Planning Commission finds that the process utilized to review and recommend this proposed Zone Change is compliant with the Statewide Planning Goal and the City's Comprehensive Plan Goal 1 and that the two Planning Commission public hearings 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 Zone Change is compliant with the Statewide Planning Goal and the City's Comprehensive Plan Goal 2 and that the standards applied along with the additional analysis provided by the Trip Generation Letter meet the standards for review.
- The Planning Commission finds that the public facilities, including the transportation network, are sufficient for development that would occur based on this proposed Zone Change. The requirements of the Main Street Interchange Area Management

Plan to create an expanded road network are being implemented (SE Front and SE 1<sup>st</sup> have been completed with SW Front and SW 1<sup>st</sup> under design).

- The Planning Commission finds that, based on the included TGL, applications for development on the property proposed for a change in zoning, will be required to complete a Traffic Impact Analysis. That requirement will identify the improvements needed.

**WHEREAS**, the City of Boardman Planning Commission has forwarded the Findings of Fact and the proposed Zoning Map amendment to the City Council with a “do adopt” recommendation; and

**WHEREAS**, the Boardman City Council held a public hearing on January 7, 2025, to consider the adoption of the Findings of Fact and the amended Zoning Map. Also considered was additional comment submitted by the Oregon Department of Transportation which outlined concerns about their facilities based upon this Zoning Map amendment; and

**WHEREAS**, city planning staff outlined for the City Council that the Trip Generation Letter identified worst case scenarios for each of the future parcels that can be created from the subject property. The analysis by city planning staff also found that current provisions in the Boardman Development Code and requirements in the Main Street Interchange Area Management Plan which are further supported by design recommendations in the Downtown Development Plan require most development that could occur on the subject property to be subject to a Traffic Impact Analysis under most development scenarios addressing the concerns raised by the Oregon Department of Transportation; and

**WHEREAS**, city planning staff outlined that, based on city ownership of the subject property, future development can be directed or accomplished in a way that would require potential mitigation that would be identified as part of the development process; and

**WHEREAS**, the Boardman City Council considered the Planning Commission’s “do adopt” recommendation and the comment submitted by the Oregon Department of Transportation and approved the amendment to the Boardman Zoning Map by a 6 to 1 vote reducing the area of BPA Transmission Line easement converting property to the north to Commercial – Tourist Commercial and property to the south to Commercial.

**NOW THEREFORE BE IT ORDAINED** that the City of Boardman approves the amended Zoning Map attached as Exhibit A and the Planning Commission Findings of Fact (to also include the letter received from the Oregon Department of Transportation dated December 31, 2024, and the email in support from Hardeep Singh dated December 27, 2024) attached as Exhibit B. The approved change will be effective 30 days after adoption of this Ordinance.

Passed by the Council and approved by the Mayor on this 4<sup>th</sup> day of February 2025.

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Paul Keefer – Mayor

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Amanda Mickles – City Clerk