

AGENDA BILL

City Council Meeting – October 7, 2025

Subject: Ordinance 7-2025 Amending the Boardman Development Code adding shipping container standards

Category: Action Items - Ordinance

Staff Contacts: Carla McLane, Planning Official

Summary:

The Boardman Development Code (BDC) is over 20 years old and needs updating. While a full update is planned, the city is making some minor changes now, specifically regarding the use of shipping containers.

Key points of the amendment:

- **New Definitions:** The code will add definitions for *Habitable Space*, *Occupiable Space*, *Shipping Container*, and *Shipping Container Reuse*.
- **Residential Zones:** Shipping containers can only be used for storage or as a shed alternative. Rules for where structures, including containers, can be placed are clarified, and a building permit is required.
- **Commercial and Industrial Zones:** Shipping containers can still be used for storage. Additionally, they can now be used for retail or other “occupiable” purposes if a Conditional Use Permit is approved.
- **Conditional Use Permits:** The rules for approving shipping containers as occupiable space are detailed in this section.

In short, the city is clarifying and slightly expanding how shipping containers can be used across different zones, while keeping permits and regulations in place.

Attachment:

- Ordinance 7-2025 - Amending Boardman Development Code adding shipping container standards
- chapter_1.2_-_definitions Exhibit A ADOPTED 09022025
- chapter_2.1_-_residential_districts Exhibit B ADOPTED 09022025
- chapter_2.2_-_commercial_districts Exhibit C ADOPTED 09022025
- chapter_2.3_-_general_industrial_district Exhibit D ADOPTED 09022025
- chapter_2.4_-_light_industrial_district Exhibit E ADOPTED 09022025
- chapter_4.4_-_conditional_use_permits Exhibit F ADOPTED 09022025
- PC Final Findings of Fact Exhibit G 07232025 signed w attach

Budget/Fiscal Impact: NA

Recommendation: Approve

Proposed Council Motion:

Step 1 – Reading into the record

I move to approve the reading by title only of Ordinance 7-2025 an Ordinance to amend the Boardman Development Code adding definitions and standards for shipping containers to be used for storage in all zones and occupiable space in commercial and industrial use zones.

Step 2 – Staff member reads title of ordinance

Ordinance 7-2025 an Ordinance to amend the Boardman Development Code adding definitions and standards for shipping containers to be used for storage in all zones and occupiable space in commercial and industrial use zones.

Step 3 – Adoption

I move to adopt Ordinance 7-2025 an Ordinance to amend the Boardman Development Code adding definitions and standards for shipping containers to be used for storage in all zones and occupiable space in commercial and industrial use zones.