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**ENGINEERING - SURVEYING & PLANNING**

368 SW 5TH AVENUE, ONTARIO, OR. 97914  
945 W. ORCHARD AVENUE, HERMISTON, OR. 97838

May 14, 2025

**Project Narrative:**

**Woodspring Suites**

**Proposed Site:**

**Northwest intersection of Front St. and NE 4<sup>th</sup> 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 4<sup>th</sup> 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

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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 provide 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 or 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,

A handwritten signature in black ink, appearing to read "David G. Lorenzen". The signature is fluid and cursive, with a large, stylized "D" and "L".

David G. Lorenzen, P.E.