



Oregon

Tina Kotek, Governor

Department of Transportation

Region 5

3012 Island Avenue
LaGrande, OR 97850

December 31, 2024

Carla McLane, City Planner VIA EMAIL: mclanec@cityofboardman.com
City of Boardman
200 City Center Circle
P O Box 229
Boardman, OR 97818

Subject: LND24-000011 Proposed Zoning Map Amendment of 5 acres from BPA
Transmission Line Easement Subdistrict to Commercial-Highway Subdistrict
on the north and Commercial on the south – ODOT Follow-Up Recommendations

The Oregon Department of Transportation (ODOT) submitted formal comments on October 28, 2024 (see Attachment) recommending the City require the applicant provide a Traffic Generation Report which shows the before and after change in trip generation from BPA Transmission Line Easement Subdistrict to Commercial-Highway Subdistrict on the north and Commercial on the south. City Preliminary Findings of Fact identify a Trip Generation Letter (TGL) was conducted; however, this is the first time ODOT has seen the TGL. The TGL identifies a Traffic Impact Analysis (TIA) is needed.

ODOT is concerned that City Staff are only proposing a TIA at the development stage. A TIA is typically required to determine if there is a significant affect to the transportation system caused by the zone change, which does not appear to have been done. If a significant affect is created, the City should identify that the zone change is consistent with existing planning documents, including the City's adopted Transportation System Plan (TSP) and the adopted Main Street Interchange Area Management Plan (IAMP), or identify solutions to be incorporated into those planning documents.

In addition, ODOT recommends the City assign responsibility for the development to mitigate impacts and share costs for financing the improvements consistent with the City's adopted TSP and Main Street IAMP. Ensuring the transportation system is managed effectively to support multi-modal choices in accordance with the City Transportation System Plan and Main Street IAMP are necessary to satisfy requirements of the ORS 660-012 Transportation Planning Rule (TPR).

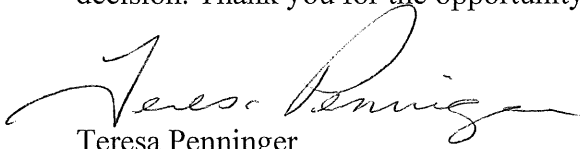
ODOT is committed to preserving the function of the state highway system and public infrastructure investments as the area infills and redevelopments to satisfy requirements of the

Carla McLane, City Planner

Page 2

December 31, 2024

TPR. Please enter this letter into the record of the proceedings and provide me with a copy of the decision. Thank you for the opportunity to comment on this proposal.

A handwritten signature in black ink, appearing to read "Teresa Penninger". The signature is fluid and cursive, with a large initial "T" and "P".

Teresa Penninger

Region Planning and Business Manager

Attachment: ODOT October 28, 2024 Letter

CJS

cc: Ken Patterson, ODOT Region 5 Manager

Rich Lani, District 12 Manager

Paul Howland, District 12

David Boyd, Region Access Management Engineer