

MEMORANDUM

To: Mayor Keefer and members of the City Council
cc: Brandon Hammond, City Manager
From: Carla McLane, Planning Official
Date: December 30, 2024
RE: Amendment of the Boardman Zoning Map

This action was initiated by Planning staff based on the acquisition of the subject property, Tax Lots 100 and 102 of Assessor's Map 4N 25E 16B, from Gary and Carol Maughan over this past summer. The specific request is to narrow or reduce the BPA Transmission Line Easement to unencumber land that is not under the actual BPA transmission line or within the easement area. The acreage identified to increase to Commercial – Tourist Commercial is approximately 3.7 acres with the acreage identified to increase to Commercial is approximately 1.5 acres. This action will allow development to occur on those properties for commercial purposes without being encumbered by requirements not actually applicable based on the BPA transmission line easement limitations.

The Boardman Planning Commission did hold two public hearings, the first on November 21, and the second on December 18, 2024, to consider this action and is forwarding this proposal to the City Council with a “do adopt” recommendation. Included with this memorandum is the Planning Commission Final Findings of Fact with attachments. The reason for the continuation was that the Oregon Department of Transportation (ODOT) did submit comments and requested, consistent with the Main Street Interchange Area Management Plan and the Transportation Planning Rule, that the City accomplish, at a minimum, a Trip Generation Letter outlining the potential traffic impacts of this proposed change. That Trip Generation Letter is attached as part of the Planning Commission's Final Findings of Fact.

Planning staff ask that the City Council act based on the Planning Commission's “do adopt” recommendation and approve the proposed change to the Zoning Map. Based on that action formal adoption will be accomplished by Ordinance at next month's regularly scheduled City Council meeting.

Please reach out if you have any questions.