

## MEMORANDUM

To: Mayor Keefer and members of the City Council  
Cc: Brandon Hammond, City Manager  
From: Carla McLane, Planning Official  
Date: April 27, 2026  
RE: Planning Department Monthly Update

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The Planning Department continues to be busy. We are anticipating the completion of the Chaparral Subdivision which will provide an additional 65 buildable lots for residential uses. And we have other pending residential development that we can share more about soon! On the Commercial side of things, the Planning Commission has approved the Boardman Station Subdivision which will create up to five developable lots in the southwest quadrant of the Main Street interchange area. Boardman is growing and we are feeling it here in the Planning Department with new inquiries on a daily basis.

**Strategic Planning Program:** You can follow these projects at [this location](#) on the City's website. For more information on the various projects, see below:

### Completed or Nearly Completed Projects:

- **Transportation System Plan (TSP):** Morrow County has co-adopted the TSP! Our Notice of Decision will be out by the time you receive this. Now we will see if the final decision is appealed?! You can follow the next steps of the TSP Update [here](#).
- **Parks Master Plan (PMP):** Based on the readoption of the PMP we are, once again, in an appeal period. You can follow the PMP [here](#). Also look for a new Parks Page on the City of Boardman website soon!
- **Economic Opportunity Analysis (EOA):** The adoption documents are posted [here](#). The Notice of Intent to Appeal has been withdrawn.

### Projects Underway or Soon To Be:

- **Boardman Development Code (BDC) and Comprehensive Plan (CP):** Please put May 19 on your calendar and plan to attend an Open House between 5:00 pm and 7:00 pm at the Port of Morrow Riverfront Center. You can follow the CP/BDC PAC [here](#).
- **Housing Capacity Analysis (HCA):** The second meeting of the HCA PAC will be scheduled soon. This PAC has been invited to attend the next PAC meeting for the Boardman Development Code and Comprehensive Plan as well as the Open House for that project on May 19. Also want to share that the Planning Commission representation on this PAC has changed from Rod Taylor to Ragna TenEyck. You can follow the HCA [here](#).
- **Main Street Interchange Area Management Plan Refinement (MS IAMP):** By the time you receive this the Contract will hopefully have been executed. A PAC and a Technical

Advisory Committee (TAC) will need to be appointed soon with work starting in May. Look for a MS IAMP PAC page on the Strategic Plan webpage soon.

**Other Programmatic work:** Work is also progressing on other projects with a planning focus. Those include the:

- **System Development Charge (SDC) Update:** Slow movement here but we are working on the response to the consultant team's data request.
- **Boardman Municipal Code (BMC):** Work continues on an update to the enforcement and abatement process. There will be more coming once that is complete.

**Planning Reviews and Approvals:** My intent here will be to add Planning Department actions that end in an approval for development. I will be cautious to protect the City Council's role as the appeal body for any local decisions. And if there haven't been any decisions this section may be blank.

- ✓ **Homes, homes, and more homes:** We have a formal request to consider adding language to the Development Code to allow Accessory Dwelling Units. That allowance is also statutorily required in Boardman based on our population. Look for the public hearings process to begin on Development Code changes to implement this residential opportunity in the near term.

We are also working on an application for a large multi-family project. More on this application once the Planning Commission has issued a final decision.

- ✓ **Community Development:** The Planning Commission has approved the preliminary Plat for Boardman Station which will create five lots in the southwest quadrant of the Main Street interchange area. Work is also progressing on some retail and food service opportunities in that same area as well as along NE Front Street.

