

**PLANNING COMMISSION
FINDINGS OF FACT
SUBDIVISION DIV25-000001
TYPE III DECISION PROCESS**

REQUEST: To authorize the division of land to create up to 5 lots with associated rights-of-way dedications for future streets.

APPLICANT/OWNER: City of Boardman
PO Box 229
Boardman, Oregon 97818

PROPERTY DESCRIPTION: Tax Lot 100 of Assessor's Map 4N 25 16B

ZONING OF THE AREA: Commercial (BPA Transmission Easement Subdistrict), Commercial – Tourist Commercial, and Commercial

PROPERTY LOCATION: West of South Main Street, and north of City Center Drive at the intersection of Tatone Street.

- I. **GENERAL INFORMATION:** The request is to subdivide the subject property into 5 lots and dedicate rights-of-way for the future development of streets that connect existing rights-of-way for traffic circulation.
- II. **APPROVAL CRITERIA:** The application has been filed under the City of Boardman Development Code Chapter 4 Applications and Review Procedures 4.3 Land Divisions and Lot Line Adjustments. This chapter addresses a number of types of land divisions with a variety of criteria that are applicable to them at various points in the review and approval process. This review will use the approval criteria identified below in **bold** type with responses in regular type. Other parts of the chapter outline what is required of a complete application and the standards applicable to the final plat which will follow later in the decision making and approval process.

4.3.140 Approval Criteria: Preliminary Plat

A. General Approval Criteria. The City may approve, approve with conditions or deny a preliminary plat based on the following approval criteria:

- 1. The proposed preliminary plat complies with all of the applicable Development Code sections and other applicable ordinances and regulations. At a minimum, the provisions of this Chapter, and the applicable sections of Chapter 2.0 (Land Use Districts) and Chapter 3.0 (Design Standards) shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the relevant sections of Chapter 5.0 (Exceptions);**

The preliminary plat was submitted with the application and the proposed subdivision is allowed as the subject property is zoned for commercial use. The requirements of Chapter 3 will be discussed later in these findings. A variance has not been deemed necessary.

- 2. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;**

Oregon Trail Subdivision has been identified for this development. The proposed plat name meets this criterion.

- 3. The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities are laid out so as to conform or transition to the plats of subdivisions and maps of major partitions already approved for adjoining property as to width, general direction and in all other respects. All proposed public improvements and dedications are identified on the preliminary plat; and**

One primary purpose of this request is to facilitate a transition to the rights-of-way of adjoining properties. All proposed dedications are identified on the preliminary plat. Prior to installation of infrastructure an engineering set will need to be submitted for review and approval by the City Engineer, Public Works Director, and Planning Official. This is listed as a Condition of Approval.

- 4. All proposed private common areas and improvements (e.g., homeowner association property) are identified on the preliminary plat.**

No common areas or improvements are identified or proposed. This criterion is not applicable.

- B. Block and Lot Standards. All proposed blocks (i.e., one or more lots bound by public streets), lots and parcels conform to the specific requirements below:**

- 1. All lots shall comply with the lot area, setback, and dimensional requirements of the applicable land use district (Chapter 2), and the standards of Chapter 3.1.200.J - Street Connectivity and Formation of Blocks.**

The proposed lots are of reasonable dimensions to allow development in the zone and meet the required setback and other requirements of Chapter 2. The proposed blocks meet the block length and perimeter standards.

- 2. Setbacks shall be as required by the applicable land use district (Chapter 2).**

Setbacks will be applied at the time of development.

- 3. Each lot shall conform to the standards of Chapter 3.1 - Access and Circulation.**

Each lot will have access to the street it is fronting. An Access Permit will be required for each parcel at the time of development.

- 4. Landscape or other screening may be required to maintain privacy for abutting uses. See also, Chapter 2 - Land Use Districts, and Chapter 3.2 - Landscaping.**

Landscaping or screening may be required at the time of development.

- 5. In conformance with the Uniform Fire Code, a 20-foot width fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive. See also, Chapter 3.1- Access and Circulation.**

Based on the proposed lot sizes and dimensions this criterion is not applicable.

- 6. Where a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat.**

Based on the layout of the subdivision this criterion is not applicable.

- D. Conditions of Approval. The City may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations, and may require reserve strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties. See also, Chapter 3.4.000.D (Public Facilities).**

This proposal is within the influence area of the Main Street Interchange Area Management Plan (IAMP) and as such it has been identified that internal circulation should provide reasonable alternatives to some existing access points and property entrances from South Main Street. The dedication of Prag Drive will provide a mid-block alternative for future development to the north between proposed Prag Drive and SW Front Street. Future development on proposed Parcel 2 will necessitate, at a minimum, the dedication of a cross easement to allow for alternative reasonable access for the properties that currently have existing access from South Main Street. This is listed as a Subsequent Condition of Approval prior to development of Parcel 2.

To conform with other parts of this chapter the applicant will accomplish a final plat with a submittal not to exceed two years from the date of this action's approval. This is listed as a Condition of Approval.

III. PROPERTY OWNERS NOTIFIED: February 28, 2025

IV. SITE TEAM MEETING: March 6, 2025

V. PLANNING COMMISSION DECISION: The Planning Official recommends approval of this request with the following Conditions of Approval.

PREDEEDENT CONDITIONS (prior to signing and recording the final plat):

1. Submit an updated engineering plan prior to development of the subdivision infrastructure for review and approval by the City Engineer, Public Works Director, and Planning Official.
2. The applicant will submit the final plat for review within two years of the date affixed below.

SUBSEQUENT CONDITION OF APPROVAL:

1. Prior to the development of proposed Parcel 2, alternative reasonable access to the adjoining property that fronts South Main Street must be achieved.

Zack Barresse, Chair

Date

ATTACHMENTS:

Vicinity Map

Preliminary Plat