

**PRELIMINARY FINDINGS OF FACT
SITE DEVELOPMENT REVIEW RVW25-000053
TYPE III DECISION PROCESS
PLANNING COMMISSION**

REQUEST: To authorize the construction of two building additions and related site improvements to an existing industrial facility at Lamb Weston's West Plant.

APPLICANT: Fisher Construction Group
4024 S Grove Rd
Spokane, WA 99224

OWNER: Lamb Weston
Post Office Box 1900
Pasco, WA 99302

PROPERTY DESCRIPTION: Tax Lot 1300 of Assessor's Map 4N 25 10.

ZONING OF THE AREA: General Industrial

PROPERTY LOCATION: North of Interstate 84 and east of Main Street at the northeast corner of Olson Road and Columbia Ave Northeast

PROPERTY ADDRESS: 600 Columbia Avenue Northeast
Boardman, Oregon 97818

- I. GENERAL AND BACKGROUND INFORMATION:** The subject property has been operated as a potato processing facility for over 50 years and has seen numerous changes and updates over the years. French fries and several other potato products are produced in the facility which processes potatoes from the region and ships the end products worldwide. The applicant, on behalf of the owner, is requesting to approve construction of two building additions and related site improvements to the existing potato processing, or industrial, facility. It should be noted that the original structures and early changes were done prior to the current Boardman Development Code (BDC).

As part of the Site Team meeting a number of factors were discussed, including the need for sidewalks along Columbia, dedication of 10 feet of right-of-way along Olson, and that the City will execute a road vacation to narrow the current right-of-way for Columbia.

- II. APPROVAL CRITERIA:** The application has been filed under the City of Boardman Development Code Chapter 4 Applications and Review Procedures 4.2 Development Review and Site Design Review and has been determined to be subject to the Type III decision process. Criteria include Boardman Development Code Chapter 2.3 General Industrial District; Chapter 4.2 Development Review and Site Design Review Section 4.2.600 Approval Criteria; and provisions within Chapter 3 Design Standards. The criteria are identified below in **bold** type with responses in regular type.

4.2.600 Approval Criteria

The review authority shall make written findings with respect to all of the following criteria when approving, approving with conditions, or denying an application:

- 1. The application is complete, as determined in accordance with Chapter 4.1 - Types of Applications and Section 4.2.500, above.**

The application was submitted on November 11, 2025 and deemed complete November 13, 2025. Not all of the identified application materials were required based on the scope of the project. Materials requested were submitted.

2. **The application complies with the all of the applicable provisions of the underlying Land Use District (Chapter 2), including: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other special standards as may be required for certain land uses;**

2.3.120 Setbacks

Setbacks vary based on building addition location. Due to the size of the site and locations of the building additions, Side Yard and Rear Yard setbacks are not an issue. The Front Yard Required Setbacks are 20 feet for buildings less than 30 feet tall. The Ingredient Storage Building at 25 feet in height meets that requirement. It should be noted that there are parts of the current building that are taller than the current standards.

2.3.130 Lot Coverage

The maximum allowable lot coverage is 75%. The proposed impervious area for buildings and pavement is 928,773 SF, or 89%. This does not comply with the requirement but based on the construction of the facility prior to the current development code it can't and won't. This also affects the landscaping standard discussed later.

2.3.150 Building Height

A. Base Requirement. Buildings shall be no more than 3 stories or 35 feet in height, whichever is greater, and shall comply with the building setback/height standards in Section 2.3.120.

The proposed building height for the Ingredient Storage is 29 feet which is less than the standard of 35 feet, meeting the standard.

2.3.160 Uses with Significant Noise, Light/Glare, Dust, Vibration, or Traffic Impacts

Operation conditions at the factory with respect to noise, light, dust, vibration, and traffic are unchanged by the proposed project.

3. **The application complies with the Design Standards contained in Chapter 3. All of the following standards shall be met:**

Chapter 3.1 Vehicular Access and Circulation

The number of vehicle trips to/from the factory are not being significantly changed by the project. There are no known issues with vehicular access to/from the property. Therefore, no traffic study has been performed for the project.

While the application meets the standards, improvements to Olson Road have been identified as a need for the city. No specific project has been identified including timing but continued development along Eldrige pushing traffic to Olson, when combined with current traffic including that from Lamb Weston, will only intensify the need for widening and surface improvements. Planning staff recommend and list as a Condition of Approval that Lamb Weston enter into a Remonstrance Agreement with the City of Boardman to participate in future improvements commensurate with their impact on or portion of those improvements.

As part of the Site Team meeting it was discussed that a fire lane and access will need to be maintained on the site.

Chapter 3.2 Landscaping, Street Trees, Fences and Walls

The Boardman West facility predates the adoption of the Landscape requirements currently in force for General Industrial Zoning which is a requirement for 20 percent of the site. At present, landscaping and new landscaping opportunities on site are limited. Planning staff would not further restrict this development based on its age and site limitations. While it does not meet the standard Planning staff would find it consistent with previous requirements.

Chapter 3.3 Vehicle and Bicycle Parking

The submitted site plan shows that parking is being reconfigured to allow for more efficient use of the existing parking lot. This is restriping, not additional pavement, and the parking revision is being undertaken to segregate autos from trucks to the extent possible. Parking with the proposed configuration provides 245 spaces including 7 accessible parking stalls. This meets the parking requirements.

Bicycle parking does not appear to be required by the standard. However, Lamb Weston currently has an eight space bicycle rack on the property.

Chapter 3.4 Public Facilities

Public Facilities including water, wastewater, and process water are currently delivered to the site. Newly adopted street standards within the Public Works Standards require sidewalks, which are required and are listed as a Condition of Approval.

Chapter 3.5 Stormwater Management

The applicant shall comply with stormwater retention requirements of the City of Boardman and the Oregon Department of Environmental Quality.

III. PROPERTY OWNERS NOTIFIED: November 26, 2025 (See list on File)

IV. AGENCIES NOTIFIED: December 11, 2025
Teresa Penninger and Rich Lani, Oregon Department of Transportation; Marty Broadbent, Boardman Fire Protection District; Roy Drago JR and Mike Lees, City of Boardman.

Site Team Meeting: December 04, 2025

V. PLANNING COMMISSION PUBLIC HEARING: December 18, 2025, 6:00 p.m.
Boardman City Hall Council Chambers

VI. RECOMMENDATION: The Planning Official recommends approval of this request with the following CONDITIONS OF APPROVAL.

1. Lamb Weston shall enter into a Remonstrance Agreement with the City of Boardman to participate in future improvements to Olson Road commensurate with their impact for those improvements.
2. The applicant shall dedicate a 10-foot right-of-way along Olson Road to accommodate future roadway widening and public improvements.
3. The applicant shall install sidewalk improvements along Columbia Avenue.

Zack Barresse, Chair _____ Date

ATTACHMENTS: Vicinity Map
Site Plan