

**PLANNING COMMISSION  
FINDINGS OF FACT  
SUBDIVISION DIV24-000001  
TYPE III DECISION PROCESS**

**REQUEST:** To authorize the division of land to create up to 66 lots with associated infrastructure that includes water, wastewater, other utilities, and streets.

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**APPLICANT:** Ron McKinnis  
79980 Prindle Loop Road  
Hermiston, Oregon 97838

**OWNER:** Gary and Carol Maughan  
57 N 420 E  
Orem, Utah 84097

**PROPERTY DESCRIPTION:** Tax Lot 100 of Assessor's Map 4N 25 17A

**ZONING OF THE AREA:** Residential

**PROPERTY LOCATION:** North of Wilson Road and Mount Hood Avenue, and east of Faler Road.

- I. **GENERAL INFORMATION:** The owner is requesting to subdivide the subject property into 66 lots with lot 66 reserved for future park space under the BPA easement. This was previously reviewed and approved in 2021 but the decision has lapsed.
  
- 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 is the same as what was submitted in 2021 and the proposed subdivision is allowed as the subject property is zoned for residential 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;**

Chaparral Park has already been identified for this development with this action being Phase II. Phase I was recorded several years ago.

- 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**

With the previous approval that occurred the project engineer submitted a full engineering set which was reviewed by the City Engineer. More recent conversation will see some changes to that submittal but it does address water, wastewater, stormwater, streets, sidewalks, and other general and infrastructure improvements. Prior to installation of the infrastructure an updated engineering set will need to be submitted for review and approval. 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 all at least 8,000 square feet and are of reasonable dimensions to allow development of single-family homes meeting the required setback and other requirements of Chapter 2. The proposed internal blocks meet the block length and perimeter standards, however the blocks that are created with the adjoining neighborhoods do exceed the 1,600-foot perimeter by several hundred feet. Planning staff do find that those larger blocks are a result of either marrying streets or other requirements of the planning process.

- 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 at a width appropriate for a single-family dwelling. An Access Permit will be required at the time of development of the single-family dwelling.

- 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 will be required at the time of development of the single-family dwellings. As the uses to both the east and west are residential no screening is anticipated.

- 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).

To support park development the city will require that proposed lot 66 be dedicated to the city for development of walking paths or other natural amenities in the BPA easement area. This is listed as a Condition of Approval.

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 27, 2024  
See list on file.

**IV. AGENCIES NOTIFIED:** March 14, 2024  
Marty Broadbent and Michael Hughes, Boardman Fire Protection District; Emily Roberts, Morrow County Health District; Rolf Prag and Mike Lees, City of Boardman.

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

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. Proposed lot 66 shall be dedicated to the city for development of walking paths or other natural amenities to be developed within the BPA easement area.
3. The applicant will submit the final plat for review within two years of the date affixed below.

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Zack Barresse, Chair

Date

**ATTACHMENTS:**

Vicinity Map

Preliminary Plat

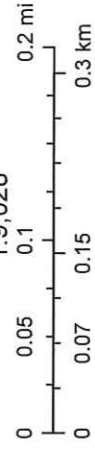
# Vicinity Map



2/22/2024, 1:15:57 PM

1:9,028



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# CHAPARRAL PARK, Phase II

A Subdivision Located in the City of Boardman,  
Morrow County, Oregon  
A Replat of Lot 8 of Chaparral Phase 1  
Township 4N., Range 25E., W.M., Section 17  
West 1/2 of Northeast 1/4

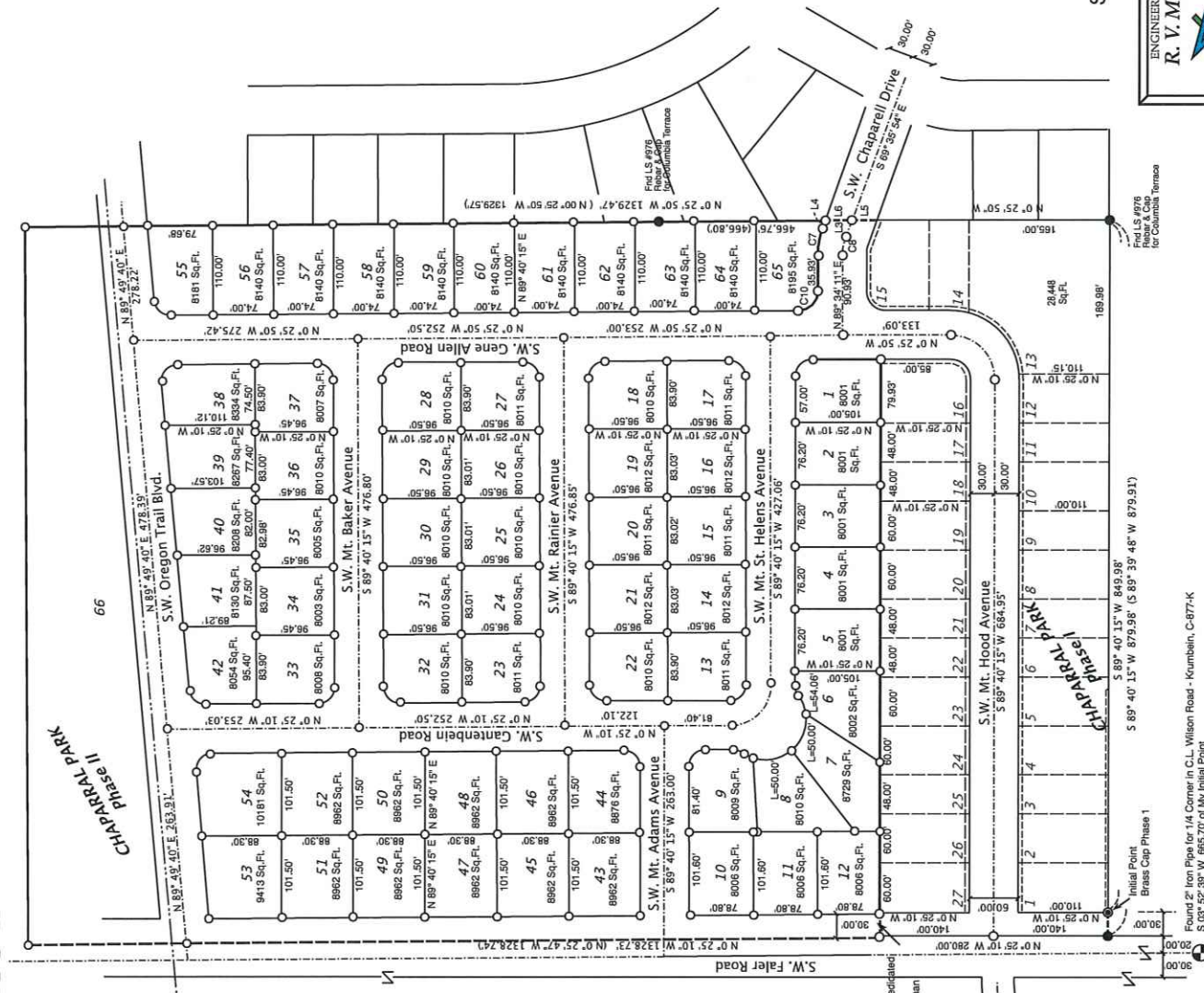
for:  
Gary Maughan & Carol Maughan  
& Maughan ET AL., LLC,  
22591 M Road,  
Mattawa, Washington 99349

**APPROVALS:**  
I certify that I have examined and approved this Subdivision Plat on \_\_\_\_\_ day of \_\_\_\_\_, 2021  
Morrow County Surveyor  
I certify that I have examined and approved this Subdivision Plat on \_\_\_\_\_ day of \_\_\_\_\_, 2021  
City of Boardman, Mayor,  
on behalf of the City Council  
I certify that I have examined and approved this Subdivision Plat on \_\_\_\_\_ day of \_\_\_\_\_, 2021  
Morrow County Tax Assessor  
Morrow County Tax Collector  
Morrow County Court -  
We hereby approve this Plat for Recording in the Morrow County Subdivision Records  
\_\_\_\_\_ day of \_\_\_\_\_, 2021  
Morrow County Commissioner  
Morrow County Commissioner  
Morrow County Commissioner  
**Morrow County Clerk**  
Recording Information

REGISTERED PROFESSIONAL LAND SURVEYOR  
**PRELIMINARY**  
OREGON  
RONALD V. MCKINNIS  
JAN. 23, 1990 - 2431  
Expires 12-31-22

SCALE 1" = 100 Ft.  
January, 2021

ENGINEERING - LAND SURVEYING - WATER RIGHTS  
**R. V. MCKINNIS ENGINEERING**  
79980 Prindle Loop Road  
Hermiston, Oregon 97838  
(541) 567-2017



- LEGEND**
- SET MONUMENTS - 5/8" x 30" Iron Rods  
W/ Plastic Caps Stamped - L.S. # 2431
  - SET - Initial Point 2 1/2" Brass Cap on 30" by 1" Iron Pipe Stamped "Chaparral Park"
  - Found Monument - Wagon Pins, PP 1998-08
  - FOUND SECTION MONUMENTS - As Noted
  - CALCULATED POINT - Not Set
  - SECTION LINES
  - SUBDIVISION BOUNDARIES
  - ( 000 ) Record Bearing and Distance PP 1998-08

Revised 02-08-21