

**PRELIMINARY FINDINGS OF FACT  
PLANNING COMMISSION  
AMENDMENT LND24-000004**

**REQUEST:** To adopt The Morrow County Coordinated Human Services Transportation Plan August 2022, the Hermiston – Boardman Connector/Boardman – Port of Morrow Circular June 2021, and the Morrow County/Umatilla County Transit Development Strategy 2018 all as input or guidance documents to support the pending update of the Boardman Transportation System Plan (TSP) with a specific focus on the transit elements of that update.

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**APPLICANT:** City of Boardman  
Planning Official  
Post Office Box 229  
200 City Center Circle  
Boardman, Oregon 97818

- I. GENERAL INFORMATION:** The current Boardman TSP is all but silent on the need for transit services in and around the City of Boardman. In 2001 when the current Boardman TSP was adopted the Morrow County program now known as the LOOP only provided door-to-door service for the elderly and disabled. That program has seen significant growth over the past 20 years and is now implementing fixed route services throughout Morrow County. As part of the Boardman TSP update we want to allow for this type of service to be delivered in and around Boardman but also want to develop well thought out standards for how the needed routes and infrastructure will be designed, installed, and maintained.

The Boardman TSP Update has been funded through a Transportation and Growth Management grant, which is a program of both the Oregon Department of Transportation and the Department of Land Conservation and Development. It is anticipated that the city will receive a Notice to Proceed within the next month and should be kicking off the update project by late summer.

- II. PROCEDURE:** This adoption of identified TSP update inputs relative to the delivery of transit services is being processed using Type IV procedures found within the Boardman Development Code. The Type IV process requires a hearing before the Planning Commission with a recommendation to the City Council. The final hearing will occur before the City Council.
- III. APPROVAL CRITERIA:** The request has been filed under the BDC Chapter 4.1 Types of Applications and Review Procedures, more specifically 4.1.600 Type VI Procedures (Legislative). The criteria are identified below in **bold** type with responses in regular type.

**G. Decision-Making Considerations. The recommendation by the Planning Commission and the decision by the City Council shall be based on consideration of the following factors:**

**1. Approval of the request is consistent with the Statewide Planning Goals.**

The Statewide Planning Goals applicable to this request are Goal 1, Citizen Involvement; Goal 2, Coordination; and Goal 12, Transportation.

Goal 1 requires the City to “develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.” Because the proposed legislative amendment will be heard by both the Planning Commission and the City Council, there will be at least two opportunities for public comment to the proposed change. This is consistent with the City’s acknowledged citizen involvement program. (Goal 1, Policy 4: The Planning Commission is officially designated as the Citizen Involvement Committee.)

Goal 2 requires the City to adopt a comprehensive plan and implement the plan through its development code and by extension other planning level documents. The proposed adoption of support or guidance documents is consistent with and will support the comprehensive plan, particularly Goal 12, as described in these findings. (Goal 2, Policy 3: The City has adopted the City of Boardman Development Code, a unified zoning and subdivision land use code to facilitate the development process and implement the land use goals of the City as outlined in the Comprehensive Plan.)

Goal 12 requires the City to plan for transportation facilities and is implemented through the City’s Transportation System Plan. The proposed adoption of the three documents for support and guidance to the Boardman TSP update will assist in understanding current and future transit needs and options within the greater Boardman area resulting in a better TSP. There is not a specific Policy in the current version of Goal 12 that can be cited here further exemplifying the need for an update to the Boardman TSP.

For these reasons, the criterion is met.

## **2. Approval of the request is consistent with the Comprehensive Plan.**

The Boardman Comprehensive Plan (BCP) has a variety of policies that support the proposed amendment and the process used to achieve it. Goal 1 policies support citizen involvement and the public hearing process. Goal 1, Policy 4, designates the Planning Commission as the City’s official Citizen Involvement Committee. Therefore, review by the Planning Commission ensures compliance with the comprehensive plan.

While none of the Goal 2 Policies are specifically applicable to this action, staff assert that the land use planning process required through Goal 2 is supported with the update of the Boardman TSP and that the adoption of these guidance documents further supports that action. The desired end result is a Boardman TSP that addresses transit needs for the residents of the City of Boardman and this is a good start.

Goal 12, Policy 1, designates the Transportation System Plan (TSP) as part of the comprehensive plan, and the pending update of the Boardman TSP to include transit activities will benefit the residents and workers within and adjacent to the City of Boardman. Thus, because the amendment advances transit opportunities, it is consistent with Goal 12, Policy 1.

For these reasons, the criterion is met.

- 3. The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided concurrently with the development of the property.**

No specific property is affected by the proposed amendment. The intent is to adopt three reference or guidance documents to support the update to the Boardman TSP with a focus on transit considerations for the community and employers within the greater Boardman area.

For these reasons, the criterion is met.

- IV. LEGAL NOTICE PUBLISHED:** June 25, 2024  
East Oregonian
- V. DLCD 35-DAY NOTICE:** April 5, 2024
- VI. AGENCIES NOTIFIED:** Dawn Hert, Department of Land Conservation and Development; Teresa Penninger and Cheryl Jarvis-Smith, Oregon Department of Transportation
- VII. HEARING DATES:** Planning Commission  
July 18, 2024  
Council Chambers  
Boardman City Hall  
200 City Center Circle  
Boardman, Oregon 97818
- City Council  
August 6, 2024  
Council Chambers  
Boardman City Hall  
200 City Center Circle  
Boardman, Oregon 97818
- VIII. PLANNING OFFICIAL RECOMMENDATION:** The Planning Official recommends the Planning Commission forward the request to the City Council with a 'do adopt' recommendation.

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Zack Barresse, Chair  
Planning Commission

Date

**ATTACHMENTS:**

- April 2, 2024, Letter from Matthew Jensen, Morrow County Administrator
- Morrow County Coordinated Human Services Transportation Plan August 2022
- Hermiston – Boardman Connector/Boardman – Port of Morrow Circular June 2021
- Morrow County/Umatilla County Transit Development Strategy 2018