

**PRELIMINARY FINDINGS OF FACT
PLANNING COMMISSION
AMENDMENT LND24-000007**

REQUEST: To accomplish minor amendments to the City of Boardman Development Code Chapter 2.2 Commercial District to remove standards related to Bed and Breakfast Inns, to add and remove language to the use tables for both the Commercial and Tourist Commercial/Highway Subdistrict, and to address minor housekeeping items.

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

- I. **GENERAL INFORMATION:** The current Boardman Development Code (BDC) is, for the most part, over 20 years old and in significant need of an update. While that update process is being planned there are some minor amendments that city Planning staff are going to initiate starting with this short look at the Commercial District. While more work could be done this minor amendment addresses a couple of items that have proven problematic recently and incorporates some other minor changes.
- II. **PROCEDURE:** This amendment 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 and Goal 2, Coordination.

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. Additionally, owners of Commercially zoned property have received notice of this proposed action. 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 amendment is consistent with and will support the comprehensive plan relative to employments lands. (Goal 2, Policy 3: The City has adopted the City of Broadman 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.)

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 BDC and that the adoption of these changes further supports that action. The desired result is a BDC that provides for reasonable uses that are beneficial to the community and can be achieved in the respective use zones.

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.

Most if not all the Commercially zoned property in Boardman is or can be serviced with public facilities, services, and transportation networks to support the uses that are identified in the Commercial District currently as proposed to be amended.

For these reasons, the criterion is met.

- IV. **LEGAL NOTICE PUBLISHED:** June 25, 2024
East Oregonian
- V. **AFFECTED LANDOWNER NOTICE:** June 27, 2024
List of recipients on file at City Hall.
- VI. **DLCD 35-DAY NOTICE:** April 5, 2024

VII. AGENCIES NOTIFIED: Dawn Hert, Department of Land Conservation and Development; Teresa Penninger and Cheryl Jarvis-Smith, Oregon Department of Transportation.

VIII. 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

IX. PLANNING OFFICIAL RECOMMENDATION: The Planning Official recommends the Planning Commission forward the request to the City Council with a ‘do adopt’ recommendation.

Zack Barresse, Chair
Planning Commission

Date

- ATTACHMENTS:**
- Redline of Chapter 2.2 Commercial District