

CITY of BOARDMAN

Community Development

STAFF REPORT

DATE: May 18, 2021

TO: Boardman Planning Commission and all interested parties

FROM: Barry C. Beyeler, Community Development Director

SUBJECT: Zone Change and property subdivision – PAPA 01-2021

On March 10, 2021 a request was received from PROffutt Limited Partnership for a Zone Change, Variance, and Preliminary Plat for Tax lot #109 of Morrow County Tax Map 04N 25E 04. This lot is 22.94 acres in size and is Parcel 2 of Partition Plat 2019-9. The lot is currently zoned Light Industrial and the application wishes to change the zone to Master Planned Development. The proposed development is for a mixed use of apartments, condominiums, retail commercial, and a common clubhouse. There will be, at buildout, 240 living units.

The application is proposing a Chapter of BDC, Chapter 4.5 – Master Planned Development, which is not used anywhere with the city currently. The Master Planned Development will be operated by a Home Owners Association or equivalent and will codes, covenants and restrictions within the development. The C, C & R's are not enforced by the city and they are civil penalties. Which will be dealt with in Home Owners Association, or equivalent.

This type of development increases density from single family residential 4.25 unit per acre by about 2 ½ times to 10 units per acre, yet about half as much density as Multi-Family. 10 units per acre and 20 units per acre for Multi-Family.

Relevant Chapters of the BDC which are reviewed during this decision process include Chapter 2.4 - Light Industrial District, Chapter 3.1 – Access and Circulation, Chapter 3.2 – Landscaping, Street Trees, Fences and Walls, Chapter 3.3 – Vehicle and Bicycle Parking, Chapter 3.4 – Public Facilities Standards, Chapter 4.5 Master Planned Development, and Chapter 4.10 - Traffic Impact Study. This staff report will be of the review of the relevant portions of these BDC Chapters to this particular request.

CHAPTER 2.4 – LIGHT INDUSTRIAL DISTRICT

The Light Industrial District, which the property is currently zoned, sets forward the criterion for development of allowable uses within the zone. With the requested zone change an overlay of this property would be changed to Mater Planned development.

CHAPTER 3.1 – ACCESS AND CIRCULATION

Chapter 3.1 of the BDC deals with transportation planning, providing both access and circulation patterns for traffic for vehicles, bicycles and pedestrians.

CHAPTER 3.2 – LANDSCAPING, STREET TREES, FENCES AND WALLS

Chapter 3.2 of the BDC entails the regulation of landscaping required, planting of street trees where necessary, and the construction of walls or fences for an Industrial development.

CHAPTER 3.3 – VEHICLE AND BICYCLE PARKING

Chapter 3.3 of the BDC provides required parking for a development and the methodology for computing these requirements. This parking requirement is 2 off street parking spaces for each living unit. This may be part of land agreement of the HOA, or equivalent. I am still waiting on the narrative from the developer

CHAPTER 3.4 – PUBLIC FACILITIES STANDARDS

Chapter 3.4 of the BDC is the requirements for connection to city services, such as water, wastewater, stormwater, and the coordination with other utilities. This is where the Variance request is required as the streets will be narrower than current street standards provide for. Storm water calculations and detention areas are adequate to meet Chapter 3.5 Stormwater Management. Water and Sewer services will be provided.

CHAPTER 4.10 – TRAFFIC IMPACT STUDY

Chapter 4.10 provides the conditions and methodology for when a traffic impact study must be performed to service a development. In accordance with BDC Chapter 4.10, specifically, §4.10.100 (B), 96 single family units at 10 ADT/day is 960ADT, 96 apartment units at 5 ADT/day is 480 ADT/day, and commercial/office at 30 ADT/1,000 square feet and a total square footage 9840 square feet would be $9.840 \times 30 = 295$ ADT/Day. Total of 1,735 ADT/Day indicates a traffic study is required as per BDC § 4.10.200(A)(1)(a) and § 4.10.200(A)(2)(a).

COMPREHENSIVE PLAN GOALS

GOAL 1 – CITIZEN INVOLVEMENT

The City of Boardman has posted the property, published in the East Oregonian, and mailed to all required and interested parties, public notice on this request on three separate occasions. First Notice May 4, 2021, for which this staff report is being prepared for hearing on May 26, 2021.

This application has met all of the policies in Chapter 1 of the Comprehensive Plan.

GOAL 2 – LAND USE PLANNING

This application is within the policies of Chapter 2 of the Comprehensive Plan.

GOAL 3 – AGRICULTURAL LANDS

This Chapter does not apply to the City of Boardman.

GOAL 4 – FOREST LANDS

This Chapter does apply to the City of Boardman.

GOAL 5 – NATURAL RESOURCES, SCENIC AND HISTORICAL AREAS, AND OPEN SPACES

There is an identified wetland area on the property which may require mitigation upon development; however, it appears it may not be a natural wetland, rather, manmade as part of previous irrigation of cropland in the past.

This application is within the policies of Chapter 5 of the Comprehensive Plan.

GOAL 6 - AIR, WATER AND LAND RESOURCES QUALITY

This application is within the policies of Chapter 6 of the Comprehensive Plan.

GOAL 7 - AREAS SUBJECT TO NATURAL HAZARDS

There are no identified natural hazards or policies within the City of Boardman.

GOAL 8 – RECREATIONAL NEEDS

This application is within the policies of Chapter 8 of the Comprehensive Plan.

GOAL 9 – ECONOMIC DEVELOPMENT

The Port of Morrow, in their Economic & Community Benefits Analysis of 2017, shows a total permanent employment of 8,452 jobs, an economic output put of \$2.77 billion, Gross Domestic Product of \$1.08 billion, over \$500 million in labor income, and \$260 million in local, state, and federal tax payments.

The City has a total of 43.035 Acres of Light Industrial zoned property currently. The proposed Master Planned Development would use 22.94 acres of this total leaving 20.095 of Light Industrial land in the C. Locke Industrial park all with existing public services to lots ranging from 0.91 acre to 1.22 acres. There are other properties of about another 3.0 – 3.5 acres which are part of a larger lot not being used, and could be partitioned.

In 2018 the city annexed 211.38 acres of Port Industrial zoned land which are owned by the Port of Morrow, as General Industrial inventory had been depleted.

This application is within the policies of Chapter 9 of the Comprehensive Plan.

GOAL 10 – HOUSING

The city has an inventory of approximately 175 acres of Residential zone land within the city. With an average 4.25 units per acre with R-O-W's and 30 units constructed per year, this would represent almost 25 years of available land For Single Family Residential.

The city has several subdivisions in some form of development. Tuscany at Boardman is developing Phase III which will be 51 lots in size, on 15.71 acres. This is the last phase of the

development. Chaparral Estates Phase II, which will be 66 lots in size on 20.13 acres, partially encumbered with BPA easement. Bailey Park I which is 30 lots in size with additional phases upcoming. River Ridge Estates Phases 4-8 which, at buildout, would be 154 lots on 66.63 acres.

In the Multi-Family zone, the city currently has 37.12 acres of available inventory, with a 5.01 acre lot Subdivision application for up to 15, 4-plexes bringing the available inventory being reduced to 32.11 acres, should this application be approved.

This application is within the policies of Chapter 10 of the Comprehensive Plan.

GOAL 11 – PUBLIC FACILITIES AND SERVICES

The city in May of 2020, passed a \$24 million General Obligation Bond for improvements of the Water and Wastewater systems to assure the ability to support projected growth. This GO bond will increase capacity for both systems and increase reliability of the systems.

This application is within the policies of Chapter 11 of the Comprehensive Plan.

GOAL 12 - TRANSPORTATION

The city is actively working on the design of additional sewer lines and roadways to fulfil Interchange Area Management Plan at the Port of Morrow Interchange, m.p. 165. The city is also looking at the Boardman Interchange for IAMP improvements which are nearing triggers which will be required to be met.

This application is within the policies of Chapter 12 of the Comprehensive Plan.

GOAL 13 – ENERGY CONSERVATION

This application is within the policies of Chapter 13 of the Comprehensive Plan.

GOAL 14 - URBANIZATION

This application is well aligned with the policies in Chapter 14 of the Comprehensive Plan.

GOAL 15-19

Goals 15-19 do not apply to the City of Boardman.

FINDINGS OF FACT

- 1) Public Notice was posted, published in the East Oregonian and mailed to all required and interested parties on May 4, 2021, for a May 26, 2021, Public Hearing.
- 2) This application is consistent with and will be subject to Chapter 3.1 – Access and Circulation upon development.
- 3) This application is consistent with and will be subject to Chapter 3.2 – Landscaping, Street Trees, Fences and Walls upon development.

- 4) This application is consistent with and will be subject to Chapter 3.3 – Vehicle and Bicycle Parking upon development.
- 5) This application **is not consistent** with **and has requested variance to some of the pave width standards** Chapter 3.4
- 6) **This application will be subject to Chapter 4.10 – Traffic Impact Study and will be required to perform a Traffic impact study.**
- 7) This application is consistent with Chapter 1 of the Boardman Comprehensive Plan.
- 8) This application is consistent with Chapter 2 of the Boardman Comprehensive Plan.
- 9) Chapter 3 of the Boardman Comprehensive Plan is not applicable.
- 10) Chapter 4 of the Boardman Comprehensive Plan is not applicable.
- 11) This application is consistent with Chapter 5 of the Boardman Comprehensive Plan.
- 12) This application is consistent with Chapter 6 of the Boardman Comprehensive Plan.
- 13) There are no identified Natural Hazards in Chapter 7 of the Boardman Comprehensive Plan.
- 14) This application is consistent with Chapter 8 of the Boardman Comprehensive Plan.
- 15) This application is consistent with Chapter 9 of the Boardman Comprehensive Plan.
- 16) This application is consistent with Chapter 10 of the Boardman Comprehensive Plan.
- 17) This application is consistent with Chapter 11 of the Boardman Comprehensive Plan.
- 18) This application is consistent with Chapter 12 of the Boardman Comprehensive Plan.
- 19) This application is consistent with Chapter 13 of the Boardman Comprehensive Plan.
- 20) This application is consistent with Chapter 14 of the Boardman Comprehensive Plan.
- 21) Chapters 15-19 are applicable to the City of Boardman.
- 22) Department of Land Conservation and Development comments dated April 29, 2021 from Anne Debbaut.
- 23) On May 12, 2021, an email from Jean Dahlquist was received on this project.
- 24) Boardman Rural Fire Protection District has informed me they will be submitting comments on this project.

SUMMARY

This application is for a zone change and subdivision of a 22.94-acre parcel for a Master Planned Development, Chapter 4.5 of the BDC. This proposed action will require a traffic study be done prior to construction of the development. Additionally, the variance to street width standards is being reviewed by the Fire Department for the purpose of maneuvering capabilities within the development. The codes, covenants and restrictions have not yet been delivered, the depth of the HOA, or equivalent, has not yet been presented as of this writing.

LIST OF ATTACHMENTS

Application
Tax lot Maps
Drawings
Correspondence Received to date
DLCD comments
Fair Housing Council of Oregon



-119.694 45.852 Degrees

100m
300ft



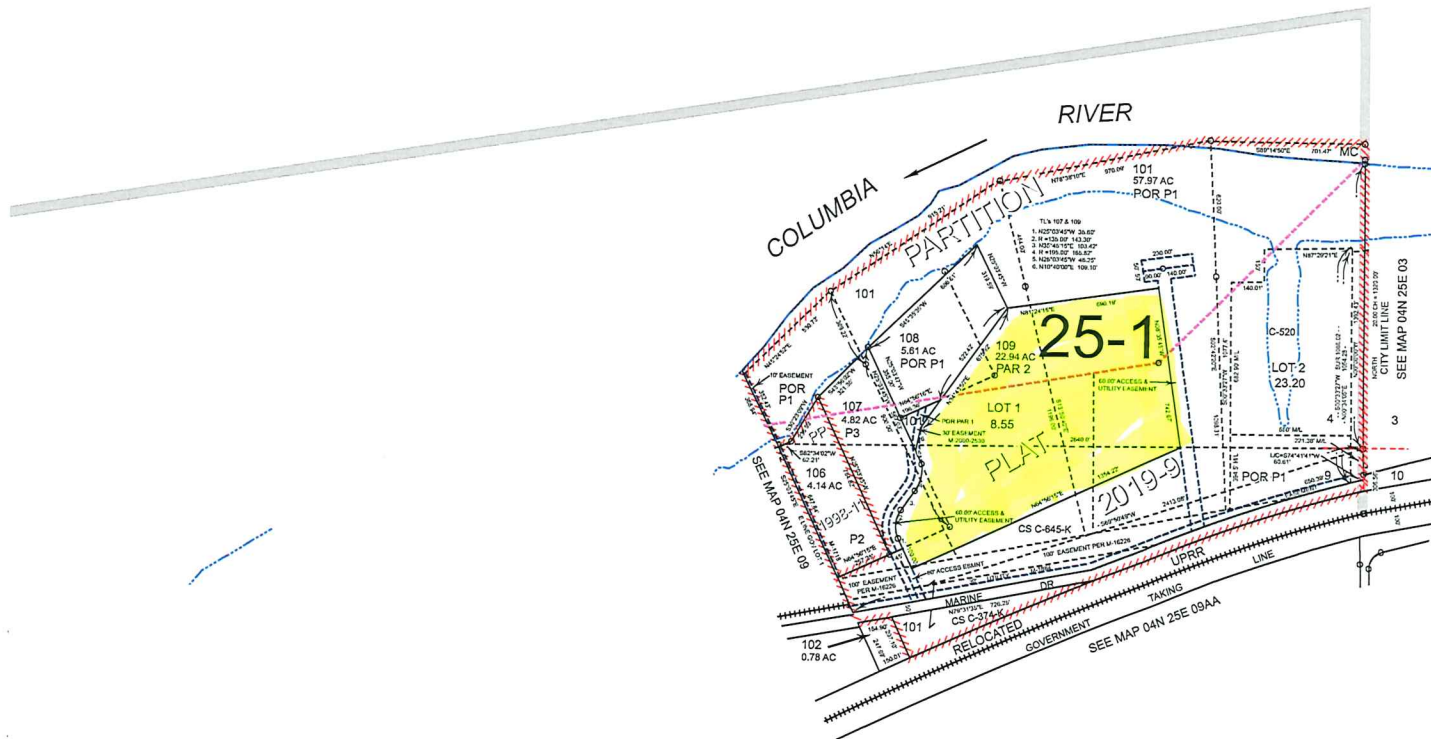
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

0 200 400 600 800 Feet

SECTION 4 T.4N. R.25E. W.M.
MORROW COUNTY
1" = 400'

04N25E04

Cancelled
100
103
104
105
200



Revised: EB
03/12/2020

04N25E04



City of Boardman Land Use Application

Date: March 10, 2021

Owner: PROffutt Limited Partnership Phone: (701) 551-0354
Address: 225 Broadway N. City: Fargo State: ND Zip: 58102
Applicant or Agent: PROffutt Limited Partnership Phone: (701) 551-0354
Address: 225 Broadway N. City: Fargo State: ND Zip: 58102
Property Address: Parcel 2, Partition Plat 2019-9 Designed Zone: _____
Map Number: _____ Lot: _____ Block: _____
Subdivision: _____ Tax Lot(s): _____
Proposed Usage: Master Planned Development

Estimated Construction Cost Evaluation: \$ \$? Total Square Footage: 1,001,880 SF

Requested Action:

(Please circle one)

Zone Change

Variance

Conditional Use Permit

Property Line Adjustment

Partition

Subdivision

Preliminary Plat

Other: _____

The following material and supplemental information must be submitted with this application as a requirement for submittal to the Planning Commission:

- Plans and specifications, drawn to scale, showing the actual shape, setbacks and dimensions of the property to be used, together with a plot plan and vicinity map of the subject property. The size and location of the property, buildings, other structures; and use of buildings or structures, existing and proposed.
- Plot plan indicating all on/off-site improvements, including streets, fire hydrants, water and sewer facilities, etc.

I acknowledge that I am familiar with the standards and limitations set forth by the City of Boardman Zoning Ordinance, and that additional information and materials may be required. I fully intend to comply with plans and specifications submitted with this application. I do hereby certify that the above information is correct and understand that issuance of a permit based on this application will not excuse me from complying with the effective Ordinances and Resolutions of the City of Boardman and Statutes of Oregon, despite any errors on the part of the issuing authority in checking this application.

Signature: [Signature]
(Owner, Applicant, or Agent)

Date: 03-10-2021

Staff Comments: _____

Recommended Action: _____

Planning Commission: Approved Not Approved

Date: _____

Signature: _____

PRELIMINARY PLAT OF TIDEWATER ADDITION

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4,
AND THE NORTHEAST 1/4 OF SECTION 9
TOWNSHIP 4 NORTH, RANGE 25 EAST, W.M.
CITY OF BOARDMAN, MORROW COUNTY, OREGON

LEGAL DESCRIPTION

PARCEL 2, PARTITION PLAT 2019-9, RECORDS OF MORROW COUNTY, OREGON.

SURVEYOR'S NOTES:

1. BASIS OF BEARING IS GRID, OREGON STATE PLANE, NORTH ZONE, NAD83(11), BASED ON GPS OBSERVATIONS. DISTANCES ARE "GROUND" SCALED FROM GRID USING A COMBINED FACTOR OF 0.99985506 (1.00004494).
2. ● - DENOTES FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 2431".
3. ○ - DENOTES 5/8"x30" REBAR WITH PINK PLASTIC CAP STAMPED "RSI DPB 86848PLS" TO BE SET FOR FINAL PLAT
4. ⊙ - DENOTES 5/8"x30" REBAR W/ ALUMINUM CAP TO BE SET FOR FINAL PLAT
5. EQUIPMENT AND PROCEDURES USED: MULTI FREQUENCY GNSS RECEIVERS UTILIZING REAL TIME KINEMATIC METHODS.
6. (M) = MEASURED (R) = RECORD PER PARTITION PLAT NO. 2019-9, RECORDS OF MORROW COUNTY (2019-44646), FOLDER 1866.

SURVEYORS CERTIFICATE

I, DAVID P. BAALMAN, BEING FIRST DULY SWORN,
DEPOSE AND SAY THAT I AM A PROFESSIONAL
LAND SURVEYOR OF THE STATE OF OREGON, AND
THAT I HAVE CORRECTLY SURVEYED AND MARKED
WITH LEGAL MONUMENTS THE LAND REPRESENTED
ON THIS PLAT, THE EXTERIOR BOUNDARIES OF
WHICH ARE DESCRIBED HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

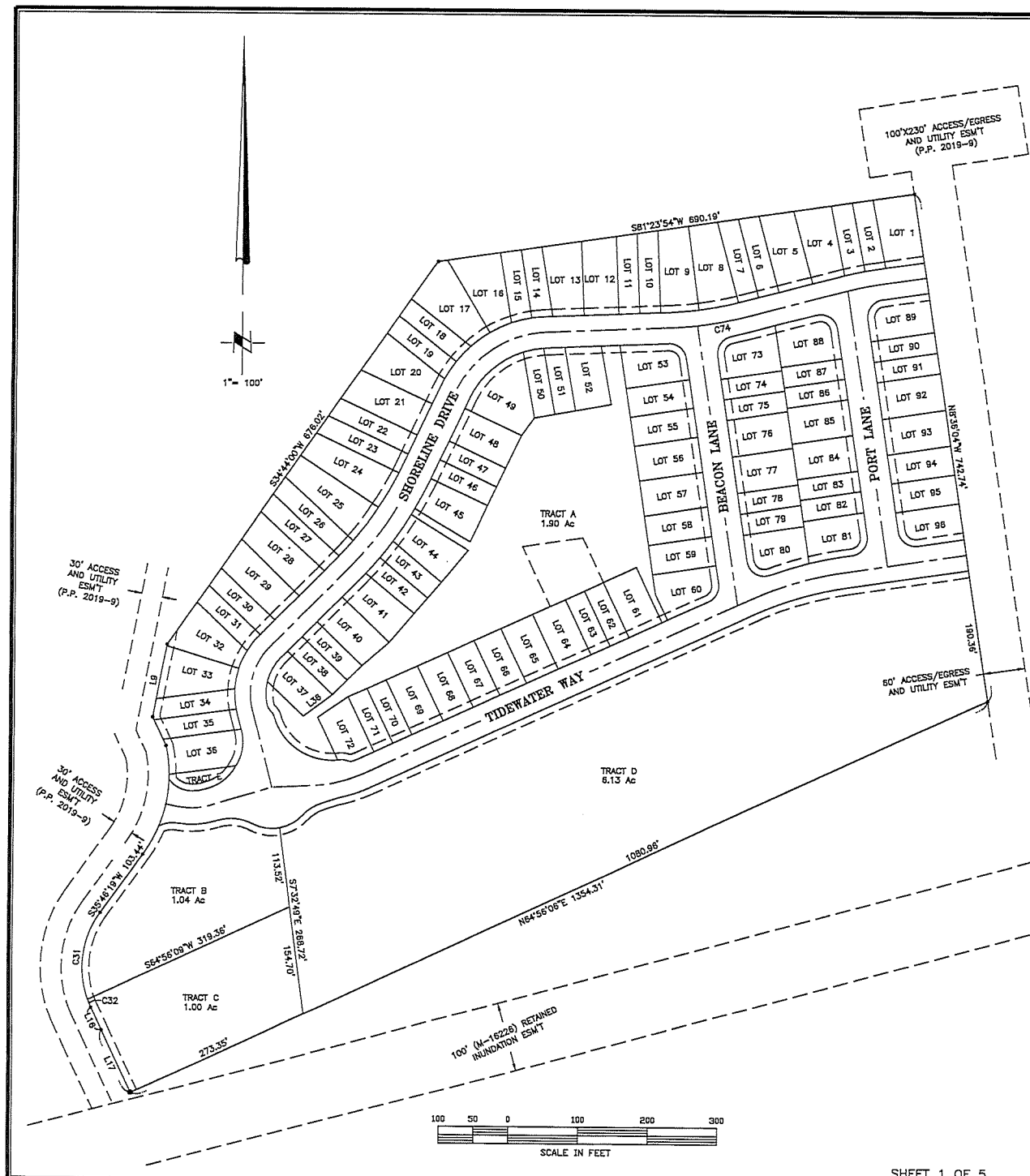
OREGON
NOVEMBER 13, 2012
DAVID P. BAALMAN
86848PLS

RENEWS: 12/31/2021

DATE

RSI ROGERS
SURVEYING INC., P.S.
1466 COLUMBIA PARK TRAIL
RICHLAND, WA. 99362
PHONE (509) 783-4141
FAX (509) 783-8994
www.rogerssurveying.com

2-24-21 DRN BY: ALM 05521-PREPLAT.DWG



PRELIMINARY PLAT OF TIDEWATER ADDITION

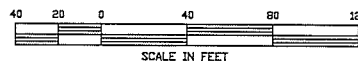
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OREGON
NOVEMBER 13, 2012
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RENEWS: 12/31/2021

DATE

PROPOSED
60'
R.O.W.
DEDICATION



SHEET 2 OF 5

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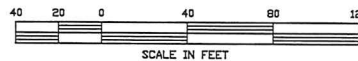
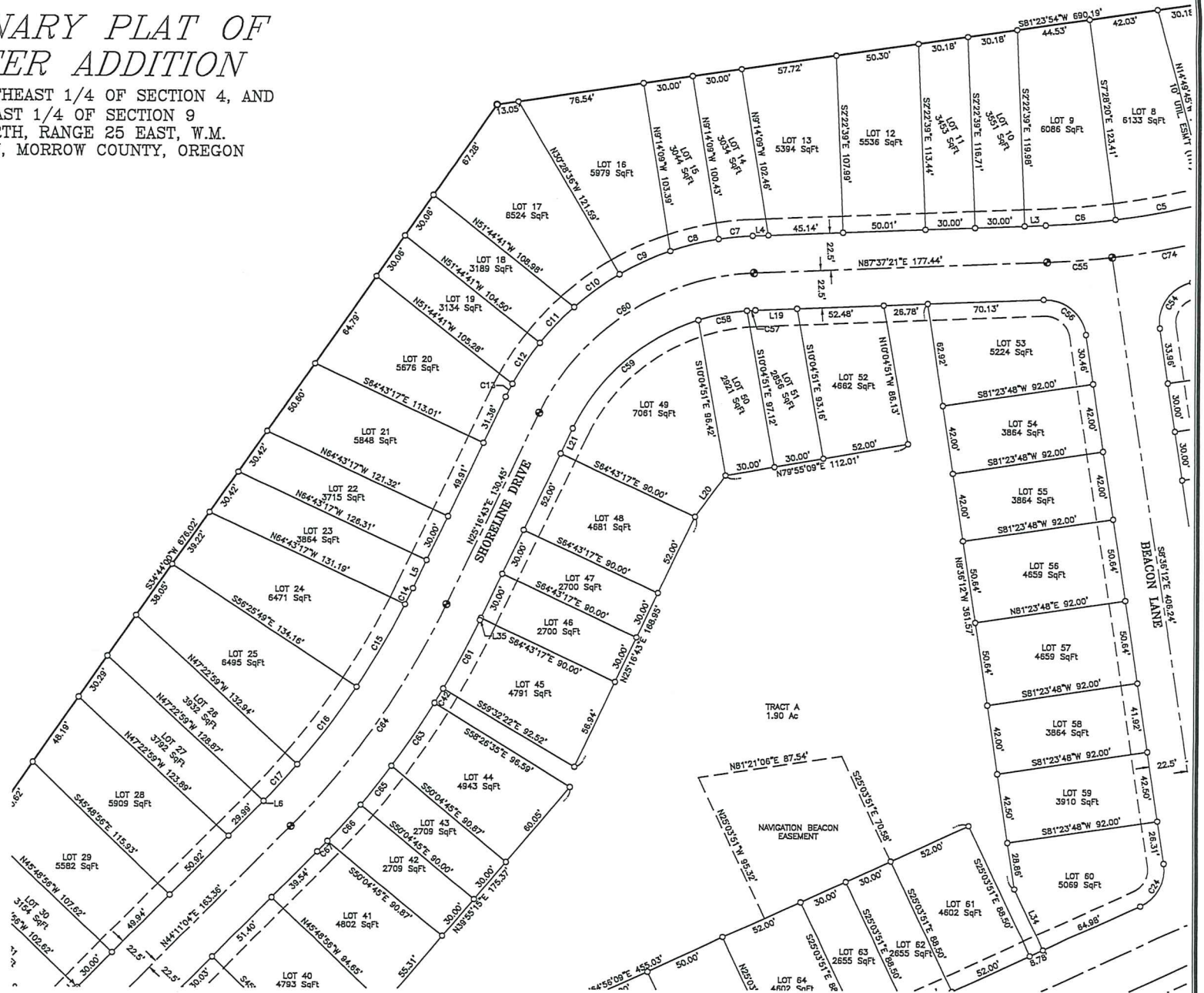
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CITY OF BOARDMAN, MORROW COUNTY, OREGON



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LAND SURVEYOR
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OREGON
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DAVID P. BAALMAN
86648PLS
RENEWS: 12/31/2021

DATE



SHEET 3 OF 5

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CITY OF BOARDMAN, MORROW COUNTY, OREGON

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	21.55	522.50	2°21'48"	S80°12'54"W	21.55
C2	30.02	522.50	3°17'30"	S77°23'14"W	30.01
C3	5.20	522.50	0°34'14"	S75°27'22"W	5.20
C4	3.55	477.50	0°25'36"	N75°23'03"E	3.55
C5	57.76	477.50	6°55'50"	N79°03'45"E	57.72
C6	42.46	477.50	5°05'41"	N85°04'31"E	42.45
C7	20.66	172.50	6°51'38"	S84°11'32"W	20.64
C8	30.16	172.50	10°00'59"	S75°45'14"W	30.12
C9	33.79	172.50	11°13'21"	S65°08'04"W	33.73
C10	33.87	172.50	11°15'01"	S53°53'53"W	33.82
C11	30.16	172.50	10°00'58"	S43°15'54"W	30.12
C12	30.16	172.50	10°00'58"	S33°14'55"W	30.12
C13	8.92	172.50	2°57'43"	S26°45'35"W	8.92
C14	10.82	477.50	1°17'55"	N25°55'41"E	10.82
C15	58.27	477.50	6°59'32"	N30°04'25"E	58.24
C16	59.10	477.50	7°05'28"	N37°06'55"E	59.06
C17	29.37	477.50	3°31'25"	N42°25'21"E	29.36
C18	28.42	122.50	13°17'26"	S37°32'20"W	28.35
C19	28.80	122.50	13°28'21"	S24°09'27"W	28.74
C20	30.56	122.50	14°17'32"	S10°16'31"W	30.48

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C61	47.25	522.50	5°10'54"	N27°52'10"E	47.24
C62	120.17	86.00	8°03'30"	S55°48'01"E	110.63
C63	46.25	522.50	5°04'20"	N34°05'35"E	46.24
C64	164.98	500.00	18°54'20"	N34°43'53"E	164.24
C65	30.02	522.50	3°17'30"	N38°16'30"E	30.01
C66	30.02	522.50	3°17'30"	N41°34'01"E	30.01
C67	8.86	522.50	0°58'18"	N43°41'55"E	8.86
C68	42.03	77.50	31°04'28"	S28°38'50"W	41.52
C69	102.48	100.00	58°42'51"	S14°48'38"W	98.05
C71	39.27	25.00	90°00'00"	S53°35'51"E	35.36
C72	138.24	481.00	16°28'00"	S73°10'09"W	137.76
C73	45.75	218.00	11°58'08"	N70°55'13"E	45.67
C74	69.04	500.00	7°54'43"	N79°07'36"E	68.99

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C21	30.15	122.50	14°06'13"	S3°55'21"E	30.08
C22	7.60	122.50	3°33'19"	S12°45'07"E	7.60
C23	9.80	92.00	6°06'16"	N67°59'17"E	9.80
C24	32.09	25.00	73°32'21"	N28°09'58"E	29.93
C25	44.39	25.00	101°44'17"	S59°28'20"E	38.79
C26	58.60	528.00	6°23'01"	S72°51'02"W	58.57
C27	49.21	528.00	5°21'37"	S78°43'20"W	49.19
C28	39.27	25.00	89°59'58"	N36°24'10"E	35.36
C29	42.45	194.78	12°29'12"	N6°40'15"W	42.37
C30	46.39	194.78	13°38'46"	N28°57'59"E	46.28
C31	143.24	135.05	60°46'17"	S5°19'58"W	136.62
C32	11.94	135.05	5°03'50"	S22°31'15"E	11.93
C33	27.07	41.50	37°22'27"	S80°28'25"W	26.59
C34	50.85	100.00	29°08'04"	N87°37'23"E	50.30
C35	56.50	124.00	26°06'17"	N86°06'29"E	56.01
C36	51.44	66.50	44°19'22"	N84°46'58"W	50.17
C37	40.68	60.00	38°50'47"	S82°02'41"E	39.91
C38	37.73	60.00	36°01'41"	N60°31'05"E	37.11
C39	33.86	66.50	29°10'31"	S57°05'30"W	33.50
C40	6.06	66.50	5°13'31"	S74°17'31"W	6.06

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S81°23'48"W	8.46
L2	S75°10'15"W	26.45
L3	S87°37'21"W	12.82
L4	S87°37'21"W	9.46
L5	S25°16'43"W	19.18
L6	S44°11'04"W	0.64
L7	S44°11'04"W	1.84
L8	S10°38'21"W	2.48
L9	S10°38'21"W	106.63
L10	S10°38'21"W	26.87
L11	S25°07'33"E	4.75
L12	S25°07'33"E	31.40
L13	S25°07'33"E	10.10
L14	S14°31'47"E	22.58
L15	S14°31'47"E	2.31
L16	N25°00'38"W	35.63
L17	S25°04'04"E	99.98
L18	S39°46'37"E	7.35
L19	S87°37'21"W	25.21
L20	S35°33'51"W	31.48

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	S25°16'43"W	17.05
L22	S55°11'54"W	52.76
L23	N8°36'12"W	7.22
L24	N8°36'12"W	22.78
L25	N8°36'12"W	7.22
L26	N8°36'12"W	22.78
L27	N8°36'12"W	7.22
L28	N8°36'12"W	6.06
L29	N8°36'12"W	4.89
L30	N8°36'12"W	4.89
L31	N8°36'12"W	4.89
L32	N8°36'12"W	25.11
L33	N8°36'12"W	25.11
L34	S25°03'51"E	41.55
L35	S25°16'43"W	1.40
L36	N52°37'02"E	52.57
L37	S77°48'36"E	15.22
L38	N64°56'09"E	17.64
L40	N73°26'53"W	5.36

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY
OREGON
NOVEMBER 13, 2012
DAVID P. BAALMAN
86848PLS
RENEW: 12/31/2021

DATE

LEGEND

4 PLEX



CLUBHOUSE

APARTMENTS

RETAIL

EXISTING TOWER

GARAGES

SITE INFORMATION:

TOTAL ACREAGE: 240
TOTAL UNITS: 240
DENSITY: 11,100 SF
RETAIL:

UNIT INFORMATION:

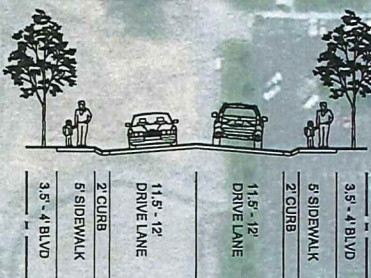
APARTMENTS:
6 BLDGS X 24 UNITS = 144 TOTAL UNITS
UNIT BREAKDOWN PER BLDG:
1 BDRM = 13 X 6 BLDGS = 78 TOTAL
2 BDRM = 5 X 6 BLDGS = 30 TOTAL
3 BDRM = 6 X 6 BLDGS = 36 TOTAL
144 TOTAL

4 PLEX:

UNIT A: 20 BLDGS X 4 UNITS = 80 UNITS
UNIT B: 4 BLDGS X 4 UNITS = 16 UNITS
TOTAL: 24 BLDGS 96 UNITS

PARKING SUMMARY FOR MULTI-FAMILY:

REQUIRED: 2 STALLS/UNIT
144 UNITS X 2 = 288 STALLS
PROVIDED:
60 GARAGES (10 PER BLDG)
OFF-STREET = 235 STALLS
295 TOTAL
ADA STALLS = 2 / BUILDING
PARKING STALL SIZE: 9 X 20 TYP.



PROPOSED ROAD SECTION

TIDEWATER WAY
12' DRIVE LANE & 3.5' BLVD
PORT LANE, BEACON LANE, SHORELINE DRIVE
11.5' DRIVE LANE & 4' BOULEVARD



MARINE DRIVE

PUMP STATION

GRAVITY SANITARY SEWER

FORCEMAIN SANITARY SEWER TO COLUMBIA AVE.

TRASH

TRASH

TRASH

PRELIMINARY
Not for Construction



Fargo

P: 701.237.5065
F: 701.237.5101

Drawn by
JJJ

Checked by
JJJ

Date
11-19-2020

Scale
AS SHOWN

TIDEWATER DEVELOPMENT
BOARDMAN, OREGON

SITE PLAN
PROJECT NO. 6823-0020

SHEET
1 of 1

Tidewater Phasing

The Tidewater Development consists of approximately 23 acres and will be constructed in 3 phases. The First phase (13 acres) will consist of roadway Tidewater Way (1255 lf), Port Lane (400 lf), and a portion of Shoreline Drive (360 lf) easterly of the intersection of Beacon Lane. The first phase will consist of nine – 4-Plex Buildings and six – Apartments (24-unit), and a Club House. The roundabout at the intersection of Tidewater Way and Shoreline Drive will be constructed in its entirety.

Phase 2 (4.5 acres) of the development will consist of the construction of Beacon Lane and a portion of Shoreline Lane (390 lf west of Beacon Lane). Phase 2 will have eight – 4-plex buildings. Phase 3 (4.5 acres) of the development will consist of construction of the remaining Shoreline Drive (530 lf) and seven – 4 plex building. The development has space for a future commercial property (1 acre) in the southwest corner.

Sanitary Sewer will drain by gravity to a proposed lift station to be located on Port of Morrow (POM) property adjacent in the southwest corner. An existing sanitary sewer that serves the Port of Morrow Administration building and River Lodge crosses the proposed development. This existing line will be rerouted in the proposed gravity system. This gravity system will drain into the proposed lift station that will be lower in elevation to serve the Tidewater Development and future development in the area along Marine Drive. A Utility Easement will be granted by the POM for the lift station, forcemain and gravity sewer located on POM property. A Watermain will be constructed in the right of way to provide a potable water service to the property. Individual sanitary sewer and watermain services will be extended out to serve each unit of the 4-plex buildings.



Land Use Compatibility Statement

What is a Land Use Compatibility Statement?

A LUCS is a form developed by DEQ to determine whether a DEQ permit or approval will be consistent with local government comprehensive plans and land use regulations.

Why is a LUCS required?

DEQ and other state agencies with permitting or approval activities that affect land use are required by Oregon law to be consistent with local comprehensive plans and have a process for determining consistency. DEQ activities affecting land use and the requirement for a LUCS may be found in Oregon Administrative Rules (OAR) Chapter 340, Division 18.

When is a LUCS required?

A LUCS is required for nearly all DEQ permits and certain approvals of plans or related activities that affect land use prior to issuance of a DEQ permit or approval. These permits and activities are listed in section 1.D on p. 2 of this form. A single LUCS can be used if more than one DEQ permit or approval is being applied for concurrently.

Permit modifications or renewals also require a LUCS when any of the following applies:

1. Physical expansion on the property or proposed use of additional land;
2. Alterations, expansions, improvements or changes in method or type of disposal at a solid waste disposal site as described in OAR 340-093-0070(4)(b);
3. A significant increase in discharges to water;
4. A relocation of an outfall outside of the source property; or
5. Any physical change or change of operation of an air pollutant source that results in a net significant emission rate increase as defined in OAR 340-200-0020.

How to complete a LUCS:

Step	Who does it?	What happens?
1.	Applicant	Applicant completes Section 1 of the LUCS and submits it to the appropriate city or county planning office.
2.	City or County Planning Office	City or county planning office completes Section 2 of the LUCS to indicate whether the activity or use is compatible with the acknowledged comprehensive plan and land use regulations, attaches written findings supporting the decision of compatibility, and returns the signed and dated LUCS to the applicant.
3.	Applicant	Applicant submits the completed LUCS and any supporting information provided by the city or county to DEQ along with the DEQ permit application or approval request.

Where to get help:

For questions about the LUCS process, contact the DEQ staff responsible for processing the permit or approval. DEQ staff may be reached at 1-800-452-4011 (toll-free, inside Oregon) or 503-229-5630. For general questions, please contact DEQ land use staff listed on our [Land Use Compatibility Statement page](#) online.

Cultural resources protection laws:

Applicants involved in ground-disturbing activities should be aware of federal and state cultural resources protection laws. ORS 358.920 prohibits the excavation, injury, destruction, or alteration of an archeological site or object or removal of archeological objects from public and private lands without an archeological permit issued by the State Historic Preservation Office. 16 USC 470, Section 106, National Historic Preservation Act of 1966 requires a federal agency, prior to any undertaking, to take into account the effect of the undertaking that is included on or eligible for inclusion in the National Register. For further information, contact the State Historic Preservation Office at 503-378-4168, ext. 232.

Land Use Compatibility Statement

Section 1 – To be completed by the applicant

1A. Applicant Name: PROffutt Limited Partnership

Contact Name: Stan Hanson

Mailing Address: 1401 21st Avenue North

City, State, Zip: Fargo, ND 58102

Telephone: 701.237.5065

Tax Account #:

1B. Project Name: Tidewater Development

Physical Address: Parcel 2, Partition Plat 2019-9

City, State, Zip: Boardman, OR 97818

Tax Lot #: 109

Township: 04 Range: 25 Section: 4

Latitude: 45.8494

Longitude: -119.6918

1C. Describe the project, include the type of development, business, or facility and services or products provided (attach additional information if necessary):

Multi-family residential development - 6 - Apartment buildings, 24 - 4 Plex Homes, Club House, and a commercial building. Sanitary sewer, watermain, storm sewer, private utilities and a public roadway will be constructed.

1D. Check the type of DEQ permit(s) or approval(s) being applied for at this time.

☐ Air Quality Notice of Construction

☐ Air Contaminant Discharge Permit

☐ Air Quality Title V Permit

☐ Air Quality Indirect Source Permit

☐ Parking/Traffic Circulation Plan

☐ Solid Waste Land Disposal Site Permit

☐ Solid Waste Treatment Facility Permit

☐ Solid Waste Composting Facility Permit
(includes Anaerobic Digester)

☐ Conversion Technology Facility Permit

☐ Solid Waste Letter Authorization Permit

☐ Solid Waste Material Recovery Facility Permit

☐ Solid Waste Energy Recovery Facility Permit

☐ Solid Waste Transfer Station Permit

☐ Waste Tire Storage Site Permit

☐ Pollution Control Bond Request

☐ Hazardous Waste Treatment, Storage or
Disposal Permit

☐ Clean Water State Revolving Fund Loan
Request

☒ Wastewater/Sewer Construction Plan/
Specifications (includes review of plan
changes that require use of new land)

☐ Water Quality NPDES Individual Permit

☐ Water Quality WPCF Individual Permit (for
onsite construction-installation permits use
the DEQ [Onsite LUCS form](#))

☒ Water Quality NPDES Stormwater General
Permit (1200-A, 1200-C, 1200-CA,
1200-COLS, and 1200-Z)

☐ Water Quality General Permit (all general
permits, except 600, 700-PM, 1700-A, and
1700-B when they are mobile)

☐ Water Quality 401 Certification for federal
permit or license

This application is for: ☐ Permit Renewal ☒ New Permit ☐ Permit Modification ☐ Other:

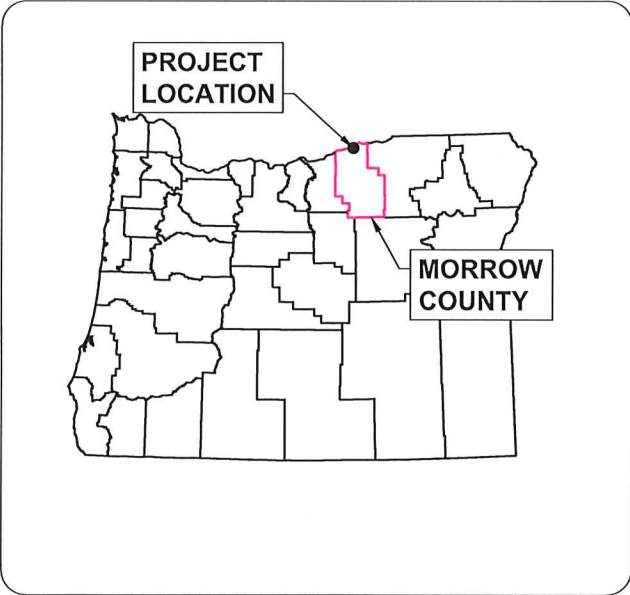
Section 2 – To be completed by city or county planning official		
Applicant name:	Project name:	
<p>Instructions: Written findings of fact for all local decisions are required; written findings from previous actions are acceptable. For uses allowed outright by the acknowledged comprehensive plan, DEQ will accept written findings in the form of a reference to the specific plan policies, criteria, or standards that were relied upon in rendering the decision with an indication of why the decision is justified based on the plan policies, criteria, or standards.</p>		
2A. The project proposal is located: <input type="checkbox"/> Inside city limits <input type="checkbox"/> Inside UGB <input type="checkbox"/> Outside UGB		
2B. Name of the city or county that has land use jurisdiction (the legal entity responsible for land use decisions for the subject property or land use):		
2C. <input type="checkbox"/> This project is not within the jurisdiction of any other land use, zoning, or planning entity <input type="checkbox"/> This project is also within the jurisdiction of the following land use, zoning, or planning entity _____		
2D. Is the activity allowed under Measure 49 (2007)? <input type="checkbox"/> No, Measure 49 is not applicable <input type="checkbox"/> Yes, if yes, then check one:		
<input type="checkbox"/> Express; approved by DLCD order #:		
<input type="checkbox"/> Conditional; approved by DLCD order #:		
<input type="checkbox"/> Vested; approved by local government decision or court judgment docket or order #:		
2E. Is the activity a composting facility? <input type="checkbox"/> No <input type="checkbox"/> Yes; Senate Bill 462 (2013) notification requirements have been met.		
2F. Is the activity or use compatible with your acknowledged comprehensive plan as required by OAR 660-031? Please complete this form to address the activity or use for which the applicant is seeking approval (see 1.C on the previous page). If the activity or use is to occur in multiple phases, please ensure that your approval addresses the phases described in 1C. For example, if the applicant's project is described in 1C. as a subdivision and the LUCS indicates that only clearing and grading are allowed outright but does not indicate whether the subdivision is approved, DEQ will delay permit issuance until approval for the subdivision is obtained from the local planning official.		
<input type="checkbox"/> The activity or use is specifically exempt by the acknowledged comprehensive plan; explain:		
<input type="checkbox"/> Yes, the activity or use is pre-existing nonconforming use allowed outright by (provide reference for local ordinance):		
<input type="checkbox"/> Yes, the activity or use is allowed outright by (provide reference for local ordinance):		
<input type="checkbox"/> Yes, the activity or use received preliminary approval that includes requirements to fully comply with local requirements; findings are attached.		
<input type="checkbox"/> Yes, the activity or use is allowed; findings are attached.		
<input type="checkbox"/> No, see 2D. above, activity or use allowed under Measure 49; findings are attached.		
<input type="checkbox"/> No, (complete below or attach findings for noncompliance and identify requirements the applicant must comply with before compatibility can be determined): Relevant specific plan policies, criteria, or standards:		
Provide the reasons for the decision:		
Additional comments (attach additional information as needed):		
Planning Official Signature:		Title:
Print Name:	Telephone #:	Date:
If necessary, depending upon city/county agreement on jurisdiction outside city limits but within UGB:		
Planning Official Signature:		Title:
Print Name:	Telephone #:	Date:

Alternative formats

DEQ can provide documents in an alternate format or in a language other than English upon request. Call DEQ at 800-452-4011 or email deqinfo@deq.state.or.us.

CONSTRUCTION PLANS FOR
PROFFUTT LIMITED PARTNERSHIP
TIDEWATER DEVELOPEMENT
BOARDMAN, OREGON
APRIL, 2021

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Sheet Number	Sheet Title
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7	PAVING PLAN B
8	PAVING PLAN C
9-10	GRADING PLAN A
11	GRADING PLAN B
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14-16	TIDEWATER UTILITY PLAN
17-19	SHORELINE DRIVE UTILITY PLAN
20	BEACON LANE UTLITY PLAN
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22-23	WEST END WATER PLAN
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VICINITY MAP



LOCATION MAP

GOVERNING STANDARDS:

MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2009 EDITION. THIS SPECIFICATION INCLUDES THE SHAPES, COLORS, AND FONTS USED IN ROAD MARKINGS AND SIGNS. ALL TRAFFIC CONTROL DEVICES MUST CONFORM TO THESE STANDARDS.

GOVERNING SPECIFICATIONS:

PUBLIC WORKS STANDARDS TECHNICAL SPECIFICATIONS AND DRAWINGS, ADOPTED BY THE CITY OF BOARDMAN, OREGON, SHALL APPLY TO ALL STANDARD DRAWINGS CURRENTLY IN EFFECT AND OTHER CONTRACT PROVISIONS SUBMITTED HEREIN.







UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AS-BUILT MAPS AS PROVIDED BY MUNICIPALITIES OR UTILITY COMPANIES, AND/OR EXISTING DRAWINGS. THERE IS NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN INDICATE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. NOR IS THERE A GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY RESULT FROM THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.



LEGEND	EXISTING	NEW
WATER MAIN	— W —	— W —
SANITARY SEWER MAIN	— SS —	— SS —
SANITARY SEWER FORCE	— SSF —	— SSF —
STORM SEWER MAIN	— STS —	— STS —
STORM INLET		
SANITARY MANHOLE	ss	
STORM MANHOLE	st	
UTILITY MANHOLE		
CLEANOUT		
FIRE HYDRANT		
GATE VALVE		
CURBSTOP		
WELL		
UTILITY POLE		
W / GUY WIRE		
LIGHT POLE		
TELEPHONE RISER		
ELECTRICAL PLUG IN		
AC UNIT		
ELECTRICAL BOX		
ELECTRIC METER		
GAS METER		
TRANSFORMER		
OVERHEAD POWER	— OHP —	
UNDERGROUND ELECTRIC	— UGE —	
UNDERGROUND TELEPHONE	— UGT —	
UNDERGROUND FIBER OPTIC	— FO —	
CABLE TV	— CTV —	
GAS MAIN	— G —	— G —
CONIFEROUS TREE		
DECIDUOUS TREE		
SHRUB		
HEDGE		
SIGN		
GUARD POST		
FENCE	— X — X —	— X — X —
BARB WIRE FENCE	— X* — X* — X* —	
CHAIN LINK FENCE	— Xc — Xc — Xc —	
STEEL FENCE	— Xs — Xs — Xs —	
VINYL FENCE	— Xv — Xv — Xv —	
WOOD FENCE	— Xw — Xw — Xw —	
RAILROAD TRACKS		
SPOT ELEVATION		
STANDARD CURB & GUTTER		
MOUNTABLE CURB & GUTTER		
CURB & INVERTED GUTTER		
BUILDING		
NEW ASPHALT		
NEW CONCRETE		
THICKENED EDGE SIDEWALK		
RIGHT OF WAY LINE	— R/W —	— R/W —
DIRECTION OF DRAINAGE		
DRAINAGE DIRECTION		
IRON MONUMENT FOUND		
IRON MONUMENT SET		
CHISELED MARK ON CONCRETE		
PK NAIL		
SOIL BORING		

LEGEND

SILT FENCE	
INLET PROTECTION	
SEED AND MULCH	
CONSTRUCTION ENTRANCE	
MODERATE DUTY PAVEMENT SECTION SEE DETAIL	
LIGHT DUTY PAVEMENT SECTION SEE DETAIL	



HOUSTON
engineering, inc.

TIDEWATER DEVELOPEMENT
PROFFUTT LIMITED PARTNERSHIP
BOARDMAN, OREGON

LEGENDS

PROJECT NO. 6823-0020

SHEET
2



GENERAL NOTES

1. ANY WORK PERFORMED IN EXISTING CITY OR PORT OF MORROW RIGHT OF WAY WILL REQUIRE AN EXCAVATION PERMIT.
2. THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AS-BUILT MAPS AS PROVIDED BY MUNICIPALITIES OR UTILITY COMPANIES, AND/OR EXISTING DRAWINGS. THERE IS NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, NOR IS THERE A GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY RESULT FROM ITS FAILURE TO LOCATE AND PRESERVE ANY AND ALL UTILITIES.
3. CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND/OR SAFETY FENCE WHERE REQUIRED AROUND UNSAFE EXCAVATIONS TO ENSURE AGAINST ANYONE ACCIDENTALLY FALLING INTO EXCAVATION.
4. CONTRACTORS SHALL VISIT THE SITE TO INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS.
5. CONTRACTOR SHALL BACKFILL UTILITY TRENCHES TO EXISTING TOP OF SUBGRADE OR 6" BELOW PROPOSED FINISHED GRADE ELEVATIONS, WHICHEVER IS LOWER. TOPSOIL SHALL NOT BE REPLACED UNDER THIS PROJECT EXCEPT IN INDICATED AREAS SHOWN ON THE PLANS.
6. CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES DURING THE CONSTRUCTION OPERATIONS.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE ALL ON-SITE CONDITIONS, SUCH AS STREET GRADES, UTILITY LOCATIONS, TYPICAL SERVICE LINE LOCATIONS, SUBSURFACE CONDITIONS, ETC.
8. ANY ASTM, ACI, CRSI, ODOT, ETC. STANDARDS, DESIGNATIONS, SPECIFICATIONS, ETC. OR THE LIKE SHALL REFERENCE THE CURRENT EDITIONS OF SUCH.
9. ANY PUMPING, DEWATERING, WELL POINTING, ETC. REQUIRED TO REMOVE WATER FROM THE SITE, STORM SEWER, OR ANY OTHER UNDERGROUND SYSTEM SHALL BE INCIDENTAL, UNLESS OTHERWISE NOTED. WATER SHALL NOT BE DISCHARGED ONTO ADJACENT PROPERTIES. COORDINATE DISCHARGE LOCATIONS WITH ENGINEER.
10. LOCATION AND ELEVATION OF EXISTING SANITARY/WATER/STORM MAINS AND SERVICE LINES NEED TO BE VERIFIED IN THE FIELD.
11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE INTERIOR OF ALL CURB STOPS, GATE VALVES, AND MANHOLES AT ALL TIMES SO THAT THEY MAY BE CHECKED FOR PROPER OPERATION. BEFORE CONCLUSION OF THE PROJECT, ALL UTILITIES SHALL BE UNCOVERED AND INSTALLED TO FINISHED GRADE UNLESS DIRECTED BY THE ENGINEER.
12. TRENCH EXCAVATION SHALL BE LIMITED TO RIGHT-OF-WAY AND EASEMENT AREAS SO AS TO NOT DISTURB SUBSURFACE IN ADJACENT BUILDING FOOTPRINT AREAS.

13. ALL DISTANCES AND SLOPES ARE CALCULATED ON CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
14. ALL STRUCTURE RIM ELEVATIONS REFLECT PROPOSED FINISHED GRADE ELEVATIONS IN THE PAVING PLANS.
15. PROPOSED GROUND SHOWN IN PROFILES INCLUDES PROPOSED FINISHED GRADES WITHIN THE PAVING PLANS PROJECT LIMITS AS WELL AS APPROXIMATE HOUSE PAD ELEVATIONS TO BE COMPLETED BY HOMEBUILDER. CONTRACTOR IS NOT RESPONSIBLE UNDER THIS CONTRACT FOR BACKFILLING AND GRADING TO PROPOSED FINISHED GROUND.
16. ALL EXISTING SURVEY MONUMENTS WITHIN THE LIMITS OF WORK SHALL BE PROTECTED DURING CONSTRUCTION. IF MONUMENTS MUST BE RELOCATED AND/OR REPLACED TO COMPLETE THE WORK, THE MONUMENTS SHALL BE RELOCATED AND/OR REPLACED BY AN OREGON LICENSED LAND SURVEYOR.
17. ALL EXISTING UTILITIES SHALL BE LOCATED USING THE OREGON ONE-CALL (1-800-332-2344) PRIOR TO COMMENCEMENT OF ANY WORK.
18. CARE SHALL BE TAKEN DURING CONSTRUCTION TO PROTECT ALL EXISTING UTILITIES FROM DAMAGE. IF RELOCATION OF UTILITIES IS REQUIRED, THE APPLICANT SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE UTILITY OWNER AND ANY COSTS NOT BORNE BY THE UTILITY OWNER. THE PLANS SHALL CLEARLY SHOW PROTECTION AND/OR RELOCATION OF ANY FACILITIES WITHIN OR ADJACENT TO THE PUBLIC RIGHT-OF-WAY.
19. UPON COMPLETION OF ALL WORK WITHIN THE RIGHT-OF-WAY, ALL AREAS AFFECTED BY CONSTRUCTION SHALL BE RESTORED TO THE SAME OR BETTER CONDITION AS THEY WERE PRIOR TO THE START OF WORK.
20. ALL EXCAVATION SHALL CONFORM TO OCCUPATIONAL SAFETY AND HEALTH ASSOCIATION, OSHA, REGULATIONS.
21. NO EXCAVATION SHALL BE LEFT OPEN AND UNATTENDED AT ANY TIME INCLUDING THE END OF A WORK DAY.
22. BASIS OF BEARING IS GRID, OREGON STATE PLANE, NORTH ZONE, NAD83(11), BASED ON GPS OBSERVATIONS. DISTANCES ARE "GROUND" SCALED FROM GRID USING A COMBINED FACTOR OF 0.99995506 (1.00004494). ELEVATION DATUM NAVD 88. ELECTRONIC SURVEY FILE WILL BE PROVIDED UPON REQUEST.
23. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH THE GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXEMPTING LIABILITY

ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.

24. EXCAVATION SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE AND DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE, WHERE THE EXCAVATION FOR A CONDUIT TRENCH AND /OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE STATE OF OREGON OSHA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
25. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM WORK SHOWN IN THESE PLANS FROM THE APPROPRIATE AGENCIES.
26. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY, TRAFFIC CONTROL, AND ALL TRAFFIC CONTROL DEVICES NECESSARY TO PROVIDE FOR SAFETY, TRAFFIC CONTROL, AND ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THE ODOT STANDARD SPECIFICATIONS, LATEST EDITION.
27. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE AND THOSE AGENCIES RESPONSIBLE FOR THE MAINTENANCE OF UTILITIES IN THE JOBSITE.
28. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.

SANITARY SEWER NOTES

1. ALL MANHOLE ADJUSTMENTS SHALL HAVE ALL RINGS CONTINUOUSLY GROUTED (CONCRETE RINGS) OR SEALED (PLASTIC OR RUBBER RINGS) BETWEEN EACH AND CONTINUOUSLY GROUTED ON THE OUTSIDE (6" WIDE AND 6" BELOW ALL RINGS). THE AREA BETWEEN RINGS AND CASTING SHALL BE CONTINUOUSLY GROUTED (I.E. CASTING SHALL BE CONTINUOUSLY SUPPORTED THROUGHOUT). RUBBER RINGS SHALL BE INFRA-RISER MULTI-PURPOSE RUBBER COMPOSITE ADJUSTMENT RISER BY E.J. OR EQUAL.
2. ALL NEW SANITARY MANHOLES SHALL HAVE EXTERNAL MANHOLE CHIMNEY SEAL. THE CHIMNEY SEAL SHALL BE THOSE MANUFACTURED BY CRETEX, STRIKE PRODUCTS, INFI-SHIELD WITH STAINLESS STEEL BANDS BY SEALING SYSTEMS, INC. OR EQUAL.
3. ALL SANITARY SERVICES SHALL BE 6" PVC SDR 26, UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER MAIN LINES SHALL BE MANDREL TESTED, PRESSURE TESTED, VIDEO INSPECTED, AND ALL MANHOLES SHALL BE VACUUM TESTED PER ODOT/APWA SPECIFICATIONS, PRIOR TO FINAL ACCEPTANCE AND APPROVAL.
5. MAINTAIN 10' MINIMUM HORIZONTAL SPACING BETWEEN SANITARY SEWER LATERALS AND WATER LATERALS.

WATER MAIN NOTES

1. ALL WATER SERVICES SHALL BE 1" SDR 7 POLYETHYLENE, UNLESS OTHERWISE NOTED.
2. AT CROSSINGS, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SPECIAL STRUCTURAL SUPPORT FOR THE WATER AND SEWER PIPES MAY BE REQUIRED.
3. WATER MAINS TO HAVE A MINIMUM COVER OF 36".
4. SERVICE LATERALS TO HAVE A MINIMUM COVER OF 30".
5. THRUST BLOCKS AND RESTRAINED JOINTS ARE TO BE PROVIDED AT ALL CHANGES IN DIRECTION AND BRANCHES IN THE MAINLINE AND WITH ALL HYDRANTS. THRUST BLOCK CONCRETE STRENGTH IS TO BE 3000 PSI. SEE SCHEDULE FOR THRUST BLOCK SIZING. POUR THRUST BLOCKS AGAINST UNDISTURBED EARTH.
6. GATE VALVES (4" THROUGH 12") SHALL BE RESILIENT-SEALED TYPE CONFORMING TO AWWA C509. VALVE BOXES SHALL BE RICH $\frac{3}{16}$ " LONG WITH 6" P.V.C 3034 AS BOTTOM SECTION.
7. GRANULAR MATERIAL USED FOR PIPE BASE, PIPE ZONE AND TRENCH BACKFILL SHALL BE $\frac{3}{4}$ "-0" CRUSHED ROCK. PIPE BASE SHALL BE A MINIMUM OF 4" DEEP AT THE PIPE BARREL, AND NOT LESS THAN 3" DEEP AT THE BELL, FOR 6" AND SMALLER PIPE. PIPE BASE SHALL BE A MINIMUM OF 6" DEEP AT THE PIPE BARREL, AND NOT LESS THAN 3" DEEP AT THE BELL FOR 8" AND LARGER PIPE. GRANULAR BACKFILL IS TO BE COMPACTED TO 95% MAXIMUM DENSITY PER AASHTO T99 TEST METHOD, BACKFILL UNDER STREETS SHALL BE IN ACCORDANCE WITH CLASS "B" BACKFILL AS INDICATED ON THE PLANS.
8. NATIVE BACKFILL USED ABOVE THE PIPE ZONE SHALL BE COMPACTED TO 95% IN ROADWAYS OF IN-PLACE DENSITY OF SURROUNDING SOIL. NATIVE BACKFILL SHALL CONSIST OF A 3" MINUS MATERIAL AND BE APPROVED BY THE ENGINEER & CITY FOR ITS USE.
9. INSPECTION OF THE WATER IMPROVEMENTS WILL BE MADE BY CITY OF THE BOARDMAN PERSONNEL OR OTHER DESIGNATED BY THE CITY. THE PRESSURE TEST SHALL BE IN ACCORDANCE WITH AWWA C600 AND IS TO BE MADE AFTER ALL SERVICES ARE INSTALLED AND ROAD BASE ROKC IS PLACED. TEST PRESSURE SHALL BE 1.5 TIMES STATIC LINE PRESSURE (150 PSI MAX) AT THE LOWEST POINT IN THE SYSTEM BEING TESTED; 120-MINUTE DURATION; NO PRESSURE LOSS. VALVES NOT RATED FOR IT SHOULD NOT BE EXPOSED TO THIS TEST PRESSURE.
10. ALL MATERIALS, INSTALLATION, TESTS AND CHLORINATION TO E IN STRICT ACCORDANCE WITH THE STANDARDS AND CODES OF THE CITY AND THE OREGON STATE HEALTH DIVISION ADMINISTRATIVE RULES, CHAPTER 333.
11. CONTRACTOR SHALL PROVIDE VERIFICATION THAT DISINFECTION OF THE NEW WATER LINES WAS IN ACCORDANCE WITH AWWA C651 AND OAR 333-061-0050 (10) (1).
12. ALL SANITARY SEWER AND WATERLINE CROSSINGS SHALL MEET REQUIREMENTS IN OAR 333-061-0050 (9).

13. CONTRACTOR IS REQUIRED TO DEVELOP A SPECIFIC PLAN FOR CHLORINATION, TESTING AND DISPOSING OF WATER IN WATERLINES. THIS PLAN MUST BE APPROVED BY THE CITY PRIOR TO PERFORMING WORK.

STORM SEWER NOTES

1. ALL DISTANCES AND SLOPES ARE CALCULATED ON CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
2. ALL CONNECTIONS TO STORM SEWER STRUCTURES SHALL BE GROUTED ON BOTH THE INTERIOR AND EXTERIOR OF THE STRUCTURE.
3. EITHER MONOLITHIC MANHOLE STYLE BOOT CONNECTOR FACTORY INSTALLED OR CONCRETE TO PVC PIPE ADAPTORS SHALL BE USED TO CONNECT PVC PIPE TO THE MANHOLE.
4. STORM SEWER PIPE MATERIAL MAY ONLY BE CHANGED AT STRUCTURES. CHANGES OF PIPE MATERIAL AT LOCATIONS OTHER THAN STRUCTURES SHALL NOT BE ALLOWED.
5. HDPE PIPE SHALL HAVE A MINIMUM OF 18" OF COVER OVER THE TOP OF THE PIPE PRIOR TO ALLOWING CONSTRUCTION TRAFFIC OVER THE TOP OF THE PIPE.
6. GRAVITY STORM DRAIN PIPE MATERIAL SHALL MEET CITY SPECIFICATIONS.
7. STORM SEWER CASTINGS, GRATES, AND COVERS SHALL BE:

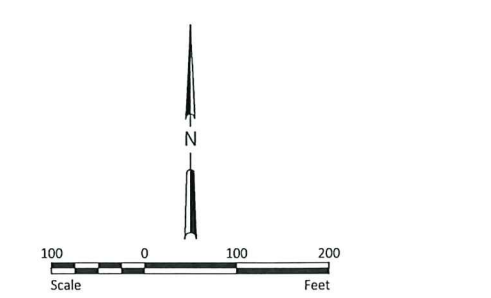
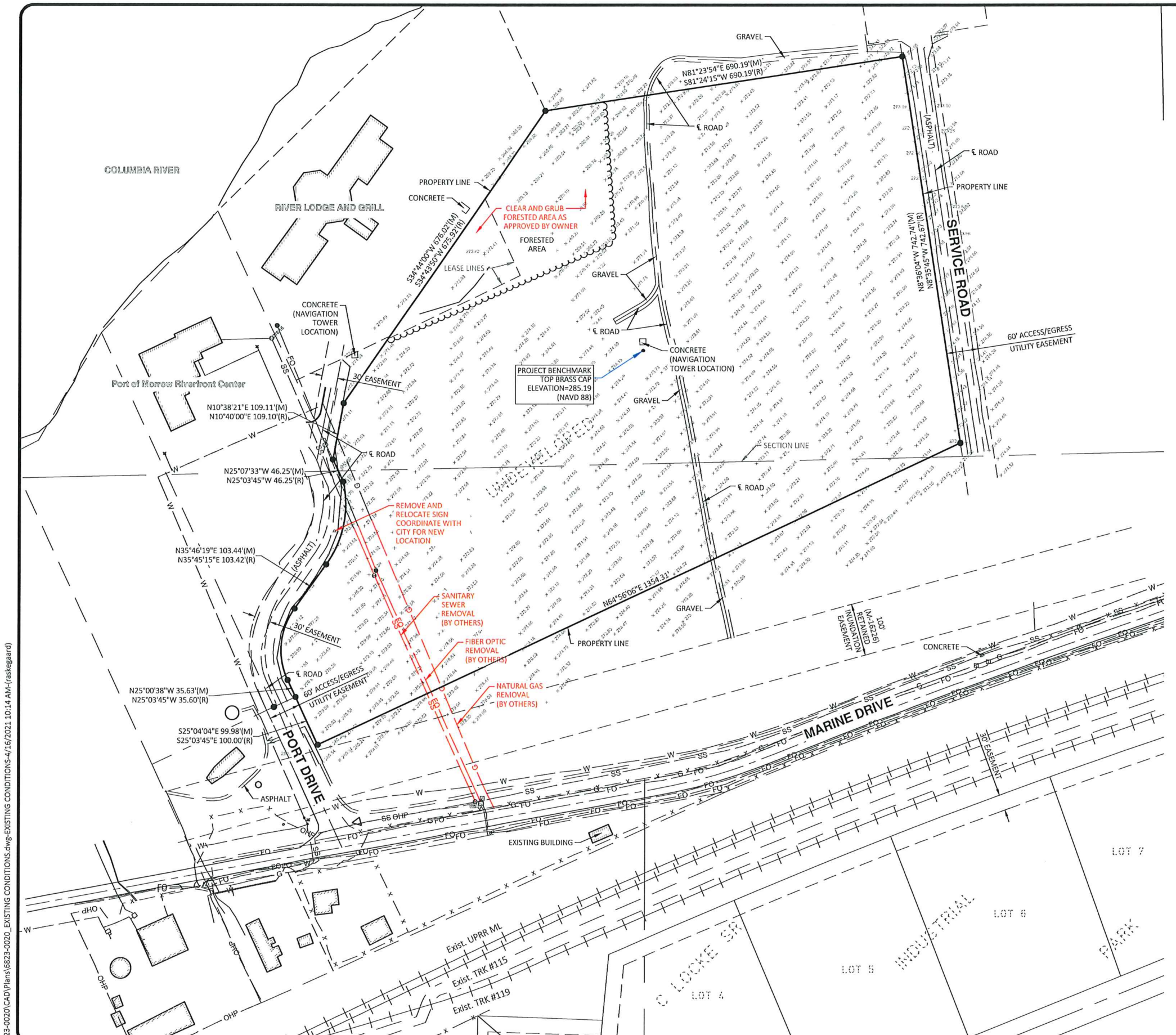
48" AND LARGER MANHOLES:	
MANHOLE CASTING -	NEENAH R-1733 OR EJ 1205 (OPEN PICKHOLES AND "STORM SEWER LETTERING")
INLET CASTING (MOUNTABLE CURB) -	NEENAH R-3067-C-C
INLET CASTING (REAR YARD) -	NEENAH R-2668 TYPE C OR EJ 1120 TYPE M

2' X 3' CATCH BASINS:	
INLET CASTING (MOUNTABLE CURB) -	NEENAH R-3067-C-C

30" CATCH BASINS:	
INLET CASTING (REAR YARD) -	NEENAH R-2668 TYPE C OR EJ 1120 TYPE M
MANHOLE CASTING -	NEENAH R-1668 (OPEN PICKHOLES AND "STORM SEWER" LETTERING)



RENEWS
6/30/2021

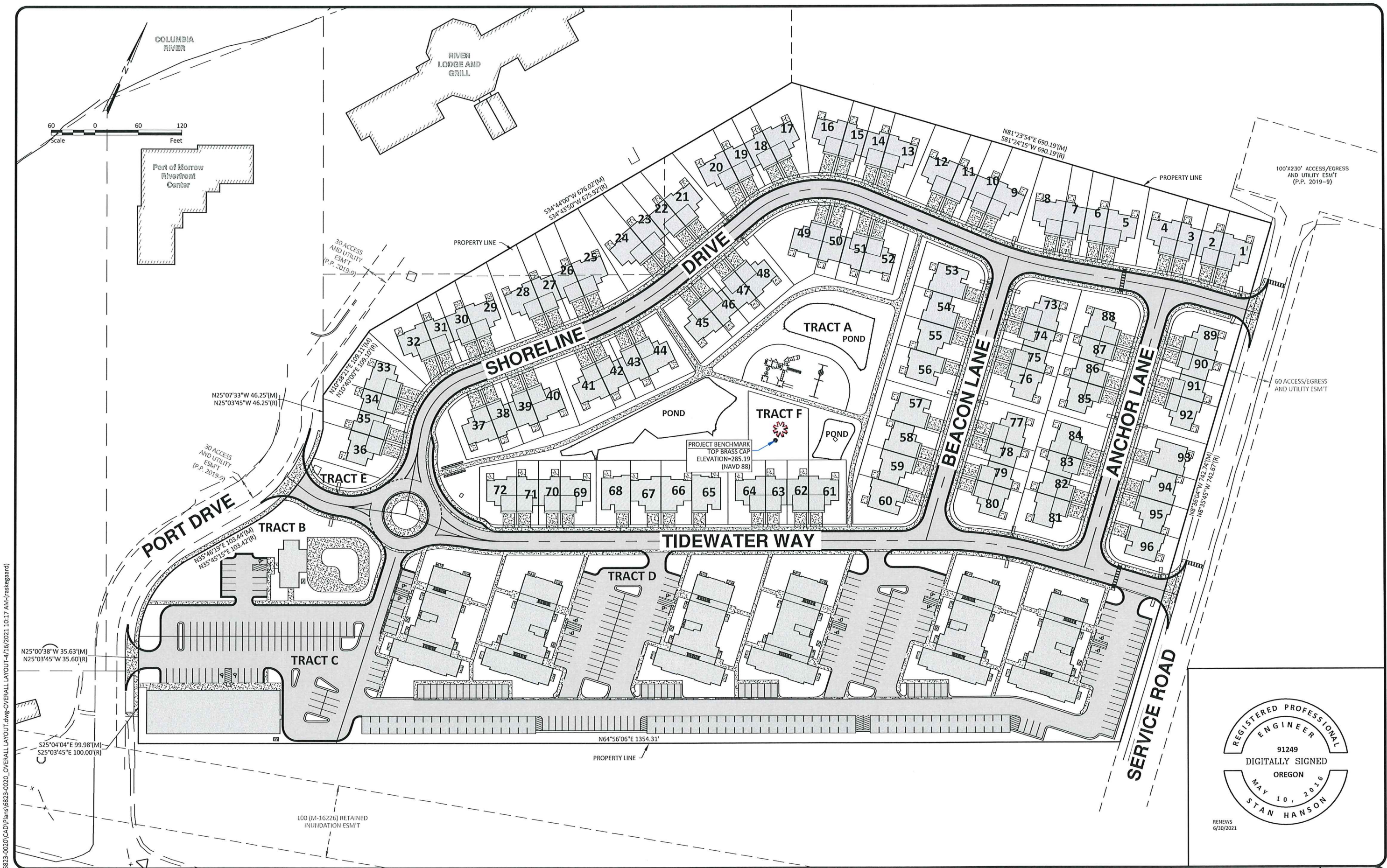


LEGEND	
WATER MAIN	— W —
SANITARY SEWER MAIN	— SS —
SANITARY MANHOLE	SS
UTILITY MANHOLE	○
FIRE HYDRANT	⊗
GATE VALVE	⊗
ELECTRICAL BOX	⊞
ELECTRIC METER	⊞
TRANSFORMER	⊞
OVERHEAD POWER	— OHP —
UNDERGROUND FIBER OPTIC	— FO —
GAS MAIN	— G —
FOREST	~~~~~
SIGN	△
FENCE	— X — X —
SPOT ELEVATION	⊕
STANDARD CURB & GUTTER	=====
BUILDING	▭
IRON MONUMENT FOUND	●



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No.	Revision	Date	By					Checked by SMH	Scale AS SHOWN						



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No.	Revision	Date	By

PROFFUTT
LIMITED PARTNERSHIP

HOUSTON
engineering, inc.

Drawn by	RLA	Date	4-16-21
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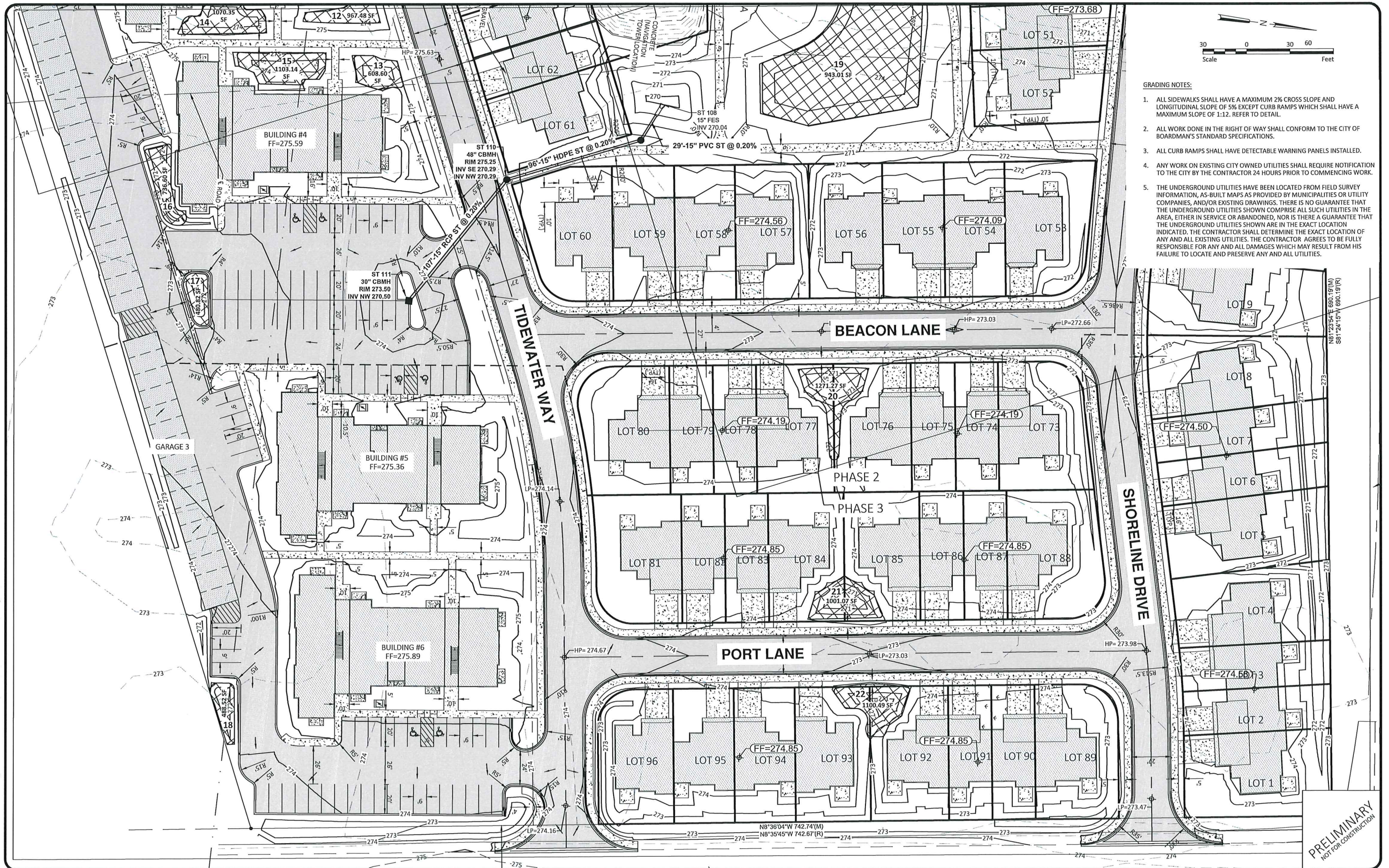
TIDEWATER DEVELOPEMENT
PROFFUTT LIMITED PARTNERSHIP
BOARDMAN, OREGON

OVERALL LAYOUT
PROJECT NO. 6823-020

SHEET
5



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No.	Revision	Date	By

PROFFUTT
LIMITED PARTNERSHIP

HOUSTON
engineering, inc.

Drawn by RLA	Date 3-18-21
Checked by SMH	Scale AS SHOWN

TIDEWATER DEVELOPEMENT
PROFFUTT LIMITED PARTNERSHIP
BOARDMAN, OREGON

STORAGE BASIN AREAS
PROJECT NO. 6823-020

SHEET
11

PRELIMINARY
NOT FOR CONSTRUCTION



GRADING NOTES:

1. ALL SIDEWALKS SHALL HAVE A MAXIMUM 2% CROSS SLOPE AND LONGITUDINAL SLOPE OF 5% EXCEPT CURB RAMP WHICH SHALL HAVE A MAXIMUM SLOPE OF 1:12. REFER TO DETAIL.
2. ALL WORK DONE IN THE RIGHT OF WAY SHALL CONFORM TO THE CITY OF BOARDMAN'S STANDARD SPECIFICATIONS.
3. ALL CURB RAMP SHALL HAVE DETECTABLE WARNING PANELS INSTALLED.
4. ANY WORK ON EXISTING CITY OWNED UTILITIES SHALL REQUIRE NOTIFICATION TO THE CITY BY THE CONTRACTOR 24 HOURS PRIOR TO COMMENCING WORK.
5. THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AS-BUILT MAPS AS PROVIDED BY MUNICIPALITIES OR UTILITY COMPANIES, AND/OR EXISTING DRAWINGS. THERE IS NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, NOR IS THERE A GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY RESULT FROM HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL UTILITIES.

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LIMITED PARTNERSHIP

HOUSTON
engineering, inc.

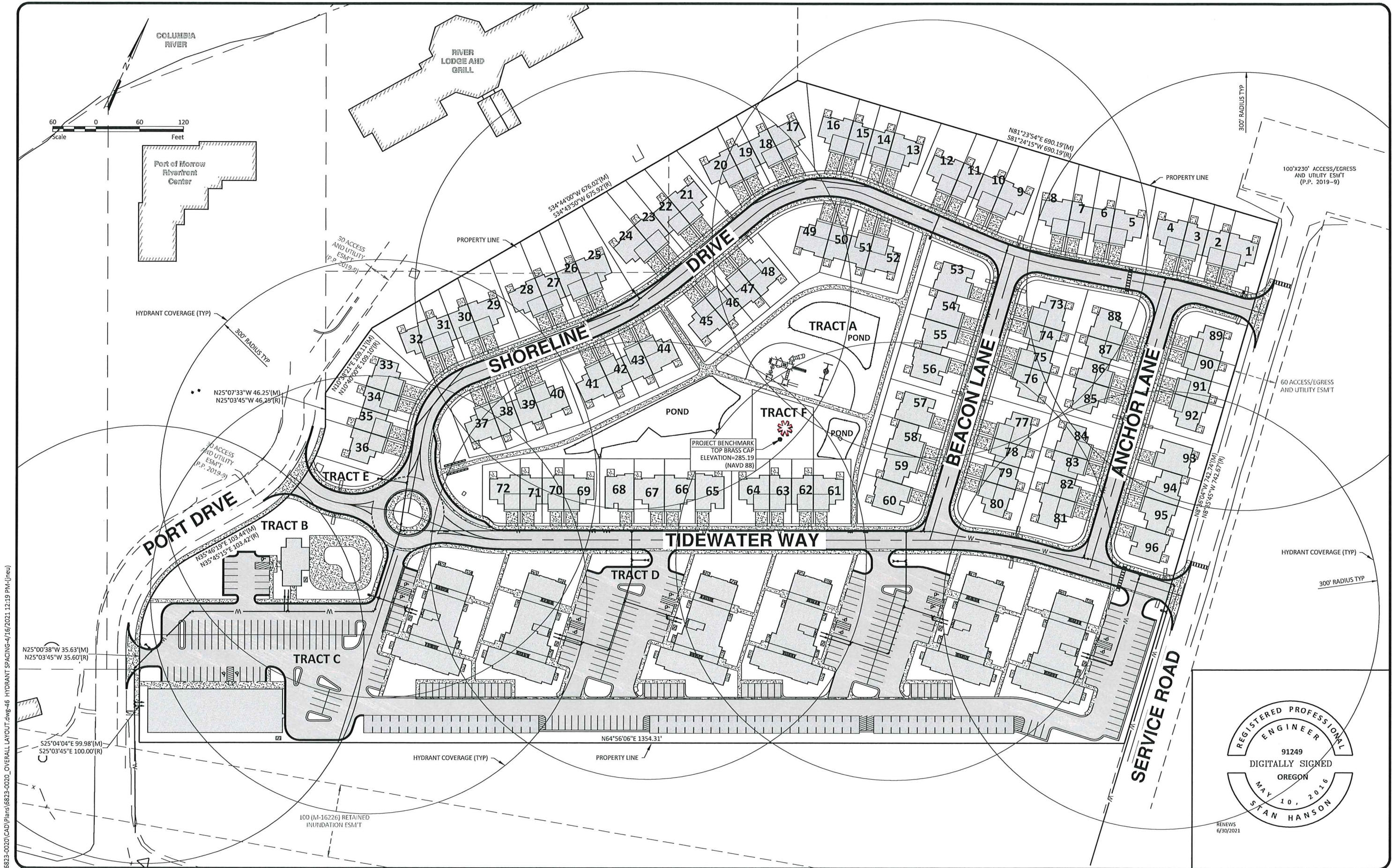
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TIDEWATER DEVELOPEMENT
PROFFUTT LIMITED PARTNERSHIP
BOARDMAN, OREGON

STORAGE BASIN AREAS
PROJECT NO. 6823-020

SHEET
12

PRELIMINARY
NOT FOR CONSTRUCTION



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No.	Revision	Date	By

PROFFUTT
LIMITED PARTNERSHIP

HOUSTON
engineering, inc.

Drawn by RLA	Date 4-16-21
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TIDEWATER DEVELOPEMENT
PROFFUTT LIMITED PARTNERSHIP
BOARDMAN, OREGON

HYDRANT SPACING
PROJECT NO. 6823-020

SHEET
46





Oregon

Kate Brown, Governor

Department of Land Conservation and Development

Community Services Division

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD

April 29, 2021

Barry Beyeler
Community Development Director
City of Boardman
200 City Center Circle
PO Box 229
Boardman, OR 97818

SENT VIA Email



Re: City of Boardman, Notice of Plan Amendment File 1-2021 (DLCD File No. 001-21); Described as a Zone Change

Mr. Beyeler,

Thank you for the subject Post Acknowledgement Plan Amendment (PAPA) notice to rezone approximately 23 acres from Light Industrial zoned land to Master Planned Development. Please include these comments in the record for both this plan amendment and the proceedings of the scheduled May 26, 2021 Planning Commission hearing and June 1, 2021 City Council hearing.

The notice from the city indicated that the requested land use change is from Light Industrial to Master Planned Development. Oregon Administrative Rule 660-018-0020 (2) and linked [here](#) identifies that a PAPA notice must include the following:

(b) If a comprehensive plan map or zoning map is created or altered by the proposed change, a copy of the relevant portion of the map that is created or altered;

In addition to the above, there are three main areas of concern and where we would expect to see detailed findings prior to the planning commission hearing:

Employment Land (Goal 9)

The city will need to make findings for Goal 9, Economic Development, which address the proposed loss of employment lands, which in this case is identified as Light Industrial lands. Specifically, the city must comply with the Goal 9 implementing rule in Oregon Administrative Rule (OAR) 660-009-0010 that states the following:

(4) For a post-acknowledgement plan amendment under OAR chapter 660, division 18, that changes the plan designation of land in excess of two acres within an existing urban growth boundary from an industrial use designation to a non-industrial use designation, or another

employment use designation to any other use designation, a city or county must address all applicable planning requirements, and:

(a) Demonstrate that the proposed amendment is consistent with its most recent economic opportunities analysis and the parts of its acknowledged comprehensive plan which address the requirements of this division; or

(b) Amend its comprehensive plan to incorporate the proposed amendment, consistent with the requirements of this division; or

(c) Adopt a combination of the above, consistent with the requirements of this division.

As it appears that the city does not have an adopted Economic Opportunities Analysis (EOA), findings for subsection (b) are needed. *Chapter 9 – Economic Needs* of Boardman's Comprehensive Plan identifies development of the Port of Morrow industrial park as a priority for the city's economic growth. The plan includes policies to promote cooperation among the city, the Port, and other stakeholders for industrial development. It additionally calls for the city to monitor supply and demand of industrial land. The city should address in its findings how the proposed amendment is consistent with policies in its comprehensive plan.

Chapter 9 – Economic Needs also includes reference to a buildable lands inventory conducted in 1997 that indicated 96 acres of industrial land were available for development within the City at that time. Findings should identify the remaining acreage of vacant industrial and commercial land and confirm that prioritized economic development objectives could be met with other land zoned for employment use.

The city should also address in its findings any existing or anticipated use that is incompatible with residential development on nearby or adjacent parcels. Boardman's existing zoning map appears to show a General Industrial zone directly adjacent to the proposed Master Plan Development, with land owned by the Port of Morrow and zoned for Port Industrial nearby.

Housing (Goal 10)

The city will need to make findings for Goal 10, Housing, which is intended to ensure the opportunity for adequate numbers of needed housing. The purpose of Goal 10 Housing is described in OAR 660-008 and included below.

660-008-0000

Purpose

(1) The purpose of this division is to ensure opportunity for the provision of adequate numbers of needed housing units, the efficient use of buildable land within urban growth boundaries, and to provide greater certainty in the development process so as to reduce housing costs. This division is intended to provide standards for compliance with Goal 10 "Housing" and to implement ORS 197.303 through 197.307.

Chapter X of the Boardman Comprehensive Plan identifies housing needs and policies for the City of Boardman. Based on this document, it appears that the most recent study of the city's housing needs was adopted in 1997, the "North Morrow County TGM Project, Community Visioning Analysis of Buildable Lands and Housing Needs." Chapter X notes that this study was incorporated into the Comprehensive Plan by reference. Unless there have been subsequent updates to this study that have been adopted, the 1997 study provides the basis for analysis of Boardman's residential land needs. If you want to update their BLI or provide supplemental information about development activity that has occurred since 1999 that helps to inform this decision, you may do so.

Additionally, Chapter X identifies a number of housing policies to inform land use decisions regarding housing in Boardman. The findings for the subject land use decision should reference both the residential housing needs from the 1997 study, as well as all applicable housing policies from the comprehensive plan, and address whether the proposed land use decision is consistent with the needs and policies identified in the comprehensive plan and 1997 housing study.

Transportation (Goal 12)

The city will also need to make findings for Goal 12, Transportation. Specifically OAR 660-012-0060 states:

Plan and Land Use Regulation Amendments

(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*
 - (b) Change standards implementing a functional classification system; or*
 - (c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*
- (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*

*(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or
(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

The rule continues with guidance on how to proceed if the local government determines that the amendment does have a significant effect on a transportation facility. Therefore it is important that this significant affect determination be made with substantive findings, which often includes a traffic analysis.

Based on the lack of a proposed comprehensive plan and zone change map and the three main concerns outlined above, we recommend the city consider the application carefully and provide sufficient findings to support the decision. Overall, the findings need to balance employment land and housing needs and make findings for why housing is a greater need, or is a better fit for this location, without compromising the overall employment land needs.

I encourage the city to apply for a code assistance grant through our Transportation and Growth Management Program with information linked [here](#). In addition, we anticipate Technical Assistance Grant funding for the 2021-2023 biennium and I also encourage the city to consider applying for a grant for an Economic Opportunities Analysis or a Housing Needs Analysis.

Let me know how I can help.

Best Regards,



Anne Debbaut
Regional Representative

cc: Email
Courtney Warner-Crowell, Regional Solutions Coordinator, Eastern Oregon
Kenneth Patterson, ODOT, Area Manager, Region 5, Eastern Oregon RST
Cheryl Jarvis-Smith, ODOT, Region 5
Ryan Degrofft, Business Oregon, Eastern Oregon RST
Tamra Mabbott, Morrow County Planning Director
Leigh McIlvaine, Kevin Young, Gordon Howard, DLCD

Barry Beyeler

From: Jean Dahlquist <jdahlqu1@gmail.com>
Sent: Wednesday, May 12, 2021 9:47 AM
To: Barry Beyeler
Subject: PAPA 1-2021

Good morning,

And I hope your week is going well so far. Just a friendly head's up that we'll be taking a look at 1-2021 whenever the staff report is ready.

Thank you,

Jean Dahlquist

Fair Housing Council of Oregon

Phone: (414) 477-1567

E-mail: jdahlqu1@gmail.com

[LinkedIn](#)

For the latest information on the PAPA project and our feedback/technical advice methodology, please check out [our website with Housing Land Advocates](#).

DESIGN REVIEW MEMO

To: Houston Engineering, Inc.
From: Mike Lees, P.E.
Subject: Tidewater Development
Date: May 6, 2021
Cc: Barry Beyeler, Karen Pettigrew

Comments

General

1. All sidewalks, ramps, handicap zones, etc. shall be ADA compliant.
2. Survey monuments shall be installed per City Standard Drawing ST13.
3. Other comments may be generated once all the changes herein are addressed.

Sheet 3

1. Water Main Notes 9 – Strike “City of Boardman personnel or other designated by the City” and replace with “Engineer”. The City may witness the testing of the water lines but “inspection of the water improvements” will be performed by others.
 - a. Spelling error at the end of second sentence (base rok).

Sheet 6-9

1. Consider increasing the distance between curb and gutters to 34 feet to better accommodate on street parking.

Sheet 13

1. SAN MH 2A. Three invert elevations are provided but only 2 pipes are shown. Assuming the INV SE will be abandoned.

Sheet 14

1. Locations where the water lines go under the storm sewer create a high point in the water line and will require an air relief valve (ARV). See City Standard Drawing W10.

Sheet 15

1. Locations where the water lines go under the storm sewer create a high point in the water line and will require an air relief valve(s).

Sheet 19

1. It appears there is a high point in the water line at approximate STA 12+70 at the tee and an ARV is needed.
2. Anchor Lane is mislabeled as Port Lane.

Sheet 24-25

1. Between SM #1 and SMH #2, it calls for 8" PVC SDR 35 @ 0.28%. This should be 10" PVC to meet minimum slope requirements.

Sheet 36-41

1. Erosion Sediment Control Plan not reviewed. Defer comments to the Oregon Department of Environmental Quality. A copy of the DEQ 1200-C Permit shall be provided to the City prior to the start of construction.

Sheet 43

1. Provide centerline striping on roadways and stop bars at all stop signs.

Barry Beyeler

From: Marty Broadbent <MBroadbent@boardmanfd.com>
Sent: Tuesday, May 18, 2021 2:32 PM
To: Barry Beyeler
Subject: Tide Water Development

Barry,

Boardman Fire Rescue District has reviewed the site plan for Tide Water Development for Access and Water Supply and have the following comments;

- 1) Will there be on-street parking?
- 2) Width of streets, Fire Dept. supports the City of Boardman's requirement of 30' with (2) 2' paved shoulders
- 3) Fire Hydrant quantity and location(s)
- 4) Remove round-a-bout and replace with typical street intersection

Marty Broadbent Fire Marshal
Boardman Fire & Rescue District
mbroadbent@boardmanfd.com
Office: 541-481-3473
Cell: 541-561-3826