

# **CITY of BOARDMAN**

## **Community Development**

### **STAFF REPORT**

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**DATE: April 19, 2021**

**TO: Boardman Planning Commission and Interested Parties**

**FROM: Barry C. Beyeler, Community Development Director**

**SUBJECT: River Ridge Estates Subdivision Phases 4-8**

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On March 5, 2021, Woodhill Homes, Inc. submitted a preliminary plat and overall master plan for phases 4 – 8 of River Ridge Subdivision. This application changes the overall Master Plan from the master plan submitted by Prancing Horse L.L.C. in 2003.

The Master Plan (Plan) and Preliminary Plats, will ease some of the confusion of the original Plat filed by Mr. and Mrs. Glen Moore, as Moore Ranch Estates, which proposed 2 acre lots outside the city limits will eliminate the two acre lot sizes and reconfigure the transportation routing of the original Plat. The Plan provides for a transportation route from W. Wilson Rd. to Kunze Ln. a Morrow County roadway. The property is 42.7 acres in size of currently vacant land include existing tax lots 4N 25E 17DB #1300-1500, and 4N 25E 17D #1200-2300 and 2800-3100. The property all zoned Residential District. The property will have four small parks at buildout, and 154 buildable lots at buildout.

#### Approval Criteria:

##### 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);

2. The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92; City of Boardman Development Code Page 4.3.6 City of Boardman June, 2014 4.3.140 Approval Criteria: Preliminary Plat (continued)

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

4. All proposed private common areas and improvements (e.g., homeowner association property) are identified on the preliminary plat.

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.

2. Setbacks shall be as required by the applicable land use district (Chapter 2).

3. Each lot shall conform to the standards of Chapter 3.1 - Access and Circulation.

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.

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.

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.

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).

### **Findings:**

- 1) Application was received March 5, 2021.
- 2) Public notice for Tuscan at Boardman Phase III was published and posted on March 30, 2021, 22 days prior to the Planning Commission Hearing.
- 3) Public Notice was mailed to adjoining properties within 250 feet of the subject properties on March 30, 2021.
- 4) This project will correct the underlying survey issues with the associated re-plats eliminating the lots created with Moore Ranch Estates.
- 5) The development will have four parks dedicated to the City.
- 6) No comments have been received concerning this application.
- 7) The drawings for Phases 4 - 8 of at River Ridge Estates meet the criteria above from Boardman Development Code Chapter 4.3.
- 8) Significant earth work will be required in Phases 4-8 to meet the submitted grading plan.

### **Summary and Conclusions:**

Phases 4-8 of River Ridge Estates appears to meet all the relevant criteria for approval of this phase to begin construction of the subdivision.



**Matt Scrivner**  
**Public Works Director**  
PO Box 428  
Lexington OR 97839  
541-989-9500



**Tamra Mabbott**  
**Planning Director**  
PO Box 40  
Irrigon OR 97844  
541-922-4624

May 20, 2021

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

RE: River Ridge Estate Subdivision Phases 4-8

Dear Barry:

Morrow County appreciates the action of the Boardman Planning Commission to continue the hearing on the above land use application. We especially appreciate the meeting we had to meet with you and the developer to discuss the subdivision. Morrow County offers the following comments:

1. Access

The 154 lot subdivision proposes a primary access to Kunze Road, a county road. We understand that a traffic study was not required or submitted for the 154 lot subdivision. Perhaps that was done previously as part of the original plat. Without a traffic study it is difficult to ascertain traffic impacts however, based on ASHTO standards of 10 trips/day/household, we estimate about 1,540 trips per day at the intersection of Kunze Road proposed River Ridge Drive. ORS 374.305 vests with the county legal authority over roadways, including for permitting access. The Transportation System Plan requires that a new roadway or access comply with spacing standards and construction design standards. We request that you require the developers obtain an Access Permit from Morrow County Public Works as a condition of approval.

2. Limit access to Kunze

During our meeting, county staff asked whether a fence would be required along the border of Kunze Lane. A barrier fence is common for city subdivisions and can be attractive for the subdivision, especially when there is a common design showcasing the subdivision. A fence also provides privacy for the homeowners as Kunze will be the backyard for the homes. A fence would also prevent landowners and others from entering the subdivision and the private lots, from Kunze Road. As designed, the subdivision intends the access to be internal subdivision roads, Woodpecker Street and Hummingbird Drive. To insure that is the legal access and to promote a sagely function roadway, we request that you include a condition requiring a common fence be built along the Kunze Road boundary and that the fence be built outside the road right of way. We also request the city includes a condition of approval that all lots abutting Kunze lane can only use the permitted approach to Kunze and will not be allowed an access directly from their lot to Kunze road.

3. Findings of Fact and Final Planning Commission approval

We note that the application materials presented to City Planning Commission did not include Findings of Fact. We are not clear how city will finalize a written, formal decision. Typically, preliminary Findings of Fact are presented to the Planning Commission and those Findings are the legal basis for making a decision. The Findings essentially demonstrate in writing how the application complies with applicable city development standards. We encourage you to develop such a written approval document and that you include the conditions requested by county and any other conditions you and Planning Commission deem necessary in order to guarantee the approval complies with your Zoning Ordinance and importantly that the city has the assurance that the development will be built according to standards.

Please enter these comments into the record for this application. We hope your Planning Commission has a chance to review these comments in advance of the Public Hearing on May 26, 2021.

We are happy to discuss any of these issues further with you and your Planning Commission. Thank you again for our recent meeting and for your consideration of our comments and your ongoing efforts to coordinate with Morrow County. We commend Boardman for the many wonderful things happening in your fine town.

Sincerely,



Matt Scrivner  
Public Works Director



Tamra Mabbott  
Planning Director

Cc: Board of Commissioners  
Darrell Green, County Administrator  
Justin Nelson, County Counsel  
Anne Debbaut, Interim Regional Representative, DLCD