

**PLANNING COMMISSION
FINDINGS OF FACT
SITE DEVELOPMENT REVIEW SDR3-23-001
TYPE III DECISION PROCESS**

REQUEST: To authorize the expansion of the SAGE Center with an addition of approximately 15,000 square feet.

APPLICANT/OWNER: Walter Ross and Jacob Cain
Port of Morrow
2 Marine Drive NE
Post Office Box 200
Boardman, Oregon 97818

PROPERTY DESCRIPTION: Tax Lot 2804 of Assessor's Map 4N 25 10.

ZONING OF THE AREA: SAGE Center site: General Industrial
Proposed Parking: Tourist Commercial

PROPERTY LOCATION: North of Interstate 84 and east of Main Street at the corner of NE Front Street and Olson Road.

PROPERTY ADDRESS: 101 Olson Road NE
Boardman, Oregon 97818

- I. GENERAL INFORMATION:** The owner is requesting this approval for an expansion of the SAGE Center to add convention center space to the Port of Morrow's offerings. It will complement current activities at both the SAGE Center and the Port's main office facility that has three public meeting rooms already available.
- II. APPROVAL CRITERIA:** The application has been filed under the City of Boardman Development Code Chapter 4 Applications and Review Procedures 4.2 Development Review and Site Design Review. The criteria are identified below in **bold** type with responses in regular type.

4.2.600 Approval Criteria

The review authority shall make written findings with respect to all of the following criteria when approving, approving with conditions, or denying an application:

- 1. The application is complete, as determined in accordance with Chapter 4.1 - Types of Applications and Section 4.2.500, above.**
The application was submitted on February 3, 2023, and deemed complete on February 15, 2023. Not all of the identified application materials were required based on the scope of the project. Materials requested were submitted.

2. **The application complies with the all of the applicable provisions of the underlying Land Use District (Chapter 2), including: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other special standards as may be required for certain land uses;**

In the General Industrial use zone this type of building is not expressly allowed. However, this is an expansion of an established building. The SAGE Center, BMCC Workforce and Neal Early Learning Center, and the Recreation Center are all in the General Industrial District and would be better served under different zoning regulations and district. Planning staff request that the Port of Morrow work with the city to rezone these subject properties. This is listed as a Condition of Approval appurtenant to the SAGE Center.

Setbacks, lot area coverage, and architecture standards are all met. Building height in the front lobby entrance will be 23 feet high. A wall supporting upper roof sections on the south end of the building will be 36'4", exceeding the height limit by less than 10 percent. The Boardman Development Code at 2.3.150 Building Height in the General Industrial District does allow a building height of up to 45 feet when approved as a Conditional Use Permit. While this is not a Conditional Use Permit review it is comparable in that it will be approved by the Planning Commission and a public hearing will be held. Planning staff would support allowing the building height exceedance.

3. **The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with Chapter 5.2, Non-Conforming Uses and Development;**

There are no non-conforming uses on the subject property. This would not be applicable.

4. **The application complies with the Design Standards contained in Chapter 3. All of the following standards shall be met:**

- a. **Chapter 3.1 - Access and Circulation;**

No changes are proposed to the parking area that currently serves the SAGE Center. New parking is proposed across Olson Road with access from 4th Street NE to provide 106 parking spaces. Over the past couple of years electronic vehicle, or EV, charging stations have been added to the SAGE Center parking area that should meet any current or new requirements for EV charging and parking.

Improvements to 4th Street NE may be required for this development. An access permit will be required for the access to the proposed parking area. This is listed as a Condition of Approval.

While the proposal did not trigger a Traffic Impact Study based on the triggers in the Boardman Development Code both City staff and ODOT agreed that the potential for P.M. peak conflicts warranted requiring a trip generation analysis with a focus on travel demand mitigation. This is listed as a Condition of Approval.

- b. **Chapter 3.2 – Landscaping, Significant Vegetation, Street Trees, Fences and Walls;**

The site is currently landscaped most likely meeting the 20 percent landscaping requirement of the General Industrial use zone. New landscaping is proposed for the southwest corner of the property. The proposed parking area to the west is in the Tourist Commercial use zone and has a 10 percent landscaping requirement. No landscaping plan has been submitted. Landscaping 10 percent of the parking area is listed as a Condition of Approval.

No street trees, fences or walls are proposed as part of the development. There are trees already a part of the landscaping and more may be added.

- c. **Chapter 3.3 – Vehicle and Bicycle Parking;**
The site plan identifies 282 parking stalls with 7 stalls meeting Americans with Disabilities Act, or ADA, requirements. Some of those parking stalls also provide EV charging. What is not identified on the Site Plan are bicycle parking areas however it is known that a bicycle parking structure is currently in place that provides bicycle parking for five to six bicycles. The Development Code would require 28 bicycle parking spots which seems to be excessive. Based on current usage the current bicycle parking is adequate.
 - d. **Chapter 3.4 – Public Facilities and Standards;**
The SAGE Center is currently connected to a variety of utilities and public services. It is known that some installations will be relocated to accommodate this development. The Site Team meeting held February 15 provided information on these actions and coordination with the city and other providers is ongoing. The Boardman Fire Protection District inquired to fire access to the facility and was provided with the requested information. There are some city utilities on the site that may require a utility easement. The city is also requesting GIS location data for various city utilities on and adjacent to the site. These requests are listed as a Condition of Approval.
 - e. **Chapter 3.5 – Stormwater Management;**
All stormwater will be maintained and managed on site to include the proposed parking area to the west of the SAGE Center. This is listed as a Condition of Approval.
 - f. **Chapter 3.6 – Other Standards, as applicable.**
It is anticipated that current signage will be maintain. A new sign will be installed above the vestibule and shall be reviewed and approved under the City's signage regulations. This is listed as a Condition of Approval.
 - 5. **Conditions required as part of a Land Division (Chapter 4.3), Conditional Use Permit (Chapter 4.4), Master Planned Development (Chapter 4.5), or other approval shall be met.**
No other permits have been issued related to this development. This would not be applicable.
 - 6. **Exceptions to criteria 4.a-f, above, may be granted only when approved as a Variance (Chapter 5.1).**
No exceptions are requested or approved.
- III. **PROPERTY OWNERS NOTIFIED:** February 28, 2023
See list on file.
- IV. **AGENCIES NOTIFIED:** March 2, 2023
Teresa Penninger and Rich Lani, Oregon Department of Transportation; Marty Broadbent, Boardman Fire Protection District; Rolf Prag and Kevin Kennedy, City of Boardman.
Site Team Meeting: February 15, 2023
- V. **RECOMMENDATION:** The Planning Official recommends approval of this request with the following CONDITIONS OF APPROVAL.
- 1. Work with city staff to accomplish a change in zoning for the SAGE Center property and also the BMCC Workforce and Neal Early Learning Center along with the Recreation Center to a use zone more appropriate to these types of uses.
 - 2. An access permit will be required for the access from 4th Street NE to the proposed parking area.

3. A trip generation analysis is required prior to occupancy with a focus on peak hour traffic generation. It is anticipated that the trip generation analysis will provide traffic or travel demand mitigation measures that could be implemented.
4. The proposed parking area west of Olson Road shall be designed to meet the 10 percent landscaping requirement of the Tourist Commercial Subdistrict. Provision of a tree canopy is preferred.
5. A utility easement may be necessary for certain city utilities on the site. Also requested is GIS location data for various city utilities on and adjacent to the site.
6. Stormwater, including within the proposed parking lot to the west, will be managed on site.
7. The new signage above the vestibule would need to be reviewed and approved under the City's signage regulations.

Zack Barresse, Vice-Chair

Date

ATTACHMENTS:

Vicinity Map

Site Plan

Landscaping Plan

son Rd

Olson Rd

Boardman Ave NE

Front St NE

Columbia River Hwy

Columbia River Hwy

Columbia River Hwy

84

84

84

21

Taxlots

Benton County WA, Maxar | Esri Community Maps Contributors, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, NETNUSA, USGS, Bureau of Land Management, ArcGIS Web AppBuilder

General Notes

1. SITE PLAN IS FOR REFERENCE ONLY TO LOCATE BUILDING, UTILITY, AND LANDSCAPE SHEETS FOR SITE LAYOUT, DRAINAGE, AND SITE LAYOUT.
2. LANDSCAPE SHEETS FOR SITE LAYOUT, DRAINAGE, AND SITE LAYOUT.
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4. LANDSCAPE SHEETS FOR SITE LAYOUT, DRAINAGE, AND SITE LAYOUT.

Reference Notes

32.01 CONCRETE SEATING WALL W/ ELECTRICAL OUTLETS, COORDINATE WITH CIVIL AND ELECTRICAL.

32.02 CONCRETE SEATING WALL COORDINATE WITH CIVIL, ELECTRICAL, AND LANDSCAPE.

32.03 CONCRETE SEATING WALL COORDINATE WITH CIVIL, ELECTRICAL, AND LANDSCAPE.

32.04 CONCRETE SEATING WALL COORDINATE WITH CIVIL, ELECTRICAL, AND LANDSCAPE.

32.05 CONCRETE SEATING WALL COORDINATE WITH CIVIL, ELECTRICAL, AND LANDSCAPE.

32.06 CONCRETE SEATING WALL COORDINATE WITH CIVIL, ELECTRICAL, AND LANDSCAPE.

32.07 CONCRETE SEATING WALL COORDINATE WITH CIVIL, ELECTRICAL, AND LANDSCAPE.

32.08 CONCRETE SEATING WALL COORDINATE WITH CIVIL, ELECTRICAL, AND LANDSCAPE.

32.09 CONCRETE SEATING WALL COORDINATE WITH CIVIL, ELECTRICAL, AND LANDSCAPE.

32.10 CONCRETE SEATING WALL COORDINATE WITH CIVIL, ELECTRICAL, AND LANDSCAPE.

Parking Calculations			
EXISTING	RATIO	REQ STALLS	
BUSINESS	1 STALL / 400 S.F.	5	
MUSEUM	1.5 PER CLASSROOM	84.5	
MERCANTILE	1 STALL / 200 S.F.	4	
THEATER	1 STALL / 4 SEATS	51	
TOTAL		144.5	
NEW			
USE	RATIO	REQ STALLS	
CONVENTION CENTER	1.5 PER CLASSROOM	137	
TOTAL		282	
PROVIDED		282	
HANDICAP ACCESSIBLE STALLS			
201 TO 260 STALL PER PARKING LOT			
REQUIRES 7 H.C. ACCESSIBLE STALLS			
PROVIDED 7 H.C. ACCESSIBLE STALLS			



