

## Chapter II **LAND USE PLANNING**

### **BACKGROUND**

The Statewide Planning Goal is the foundation and basis for all of the City's adopted planning processes. The policies indicated in the Citizen Involvement chapter (Chapter I) are also applicable here. The City has established specific procedures for considering land use applications, including quasi-judicial public hearing, legislative public hearing, and other land use processes, including street vacations, subdivisions, and annexations. The City's original plan, acknowledged in 1978, anticipated a population growth over the planning period from 1978-1998 to reach a population of 4,000. Since the City's last update to the Comprehensive Plan, the City has experienced growth due to a number of employment opportunities in the region, including development of a correctional facility in Umatilla County; the Army Depot Incinerator in Morrow County and increased development at the Port of Morrow. According to the Boardman Main Street "Downtown" Development Plan, completed in 2001, the City has experienced a 102% population increase since the 1990 Census. Planning for this growth and development has been an important element of the tasks completed as part of Periodic Review and for land use planning for the City.

### **BUILDABLE LANDS AND HOUSING NEEDS STUDY**

A Buildable Lands Inventory was completed in 1997. The Buildable Lands Inventory was completed using a methodology developed by the State of Oregon. The findings generated from the Buildable Lands Inventory illustrated that the City has adequate land within the City's current Urban Growth Boundary(UGB) to accommodate residential and commercial development for the next 20 years based on land supply and population projections. This study is incorporated into the Comprehensive Plan by reference.

### **DOWNTOWN/CITY CENTER PLAN**

The City of Boardman has been without a downtown or main street area since its relocation as part of the construction of the John Day Dam in the 1960's. There are several geographic constraints which contribute to the lack of a central area in Boardman: Interstate 84 runs east-west through the City and divides the City about 1/3<sup>rd</sup> to the north along the Columbia River and the remainder of the City to the south, additionally, there are north-south portions of the City's central area limited for development due to the location of Bonneville Power Administration easements. As part of the visioning process completed in 1997, (as referenced in Chapter I, Citizen Involvement) citizens recommended development of a central retail area for the City. To help meet this request, in 2000-1, the City developed an analysis of areas of the City suitable for development of a "downtown". The study identified a number of alternative locations for the development of a "downtown" including areas east and west of the I-84 interchange. Although the alternatives explored and the resulting Plan were not adopted by the City, the City developed policies and corresponding code language which addressed the need for the City to create an area for future development of a "city center" identifying an area on the City's zoning map as an overlay marked for future development of this area with commercial and mixed use (commercial with higher density residential).

## **GOAL II: LAND USE PLANNING POLICIES**

1. The City completed a Buildable Lands Analysis in 1997 which reflected that the City has ample land within its Urban Growth Boundary to meet commercial and housing needs of the City for the next 20 years.
2. The City encourages the development of infill and redevelopment of existing land in order to balance the need to expand the Urban Growth Boundary (UGB).
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.
4. The City recognizes that the location of a City Center is important to the development of the City of Boardman.
5. The City has adopted language in the Development Code as Chapter 2.2.190 that will assist in the implementation of a City Center in Boardman.
6. The development of the City Center will use the Downtown Plan completed in 2000 as a resource document when guiding future development within the City of Boardman.
7. The City will continue to work with Morrow County to maintain a consistent and coordinated plan for management of the Urban Growth Boundary (UGB) and the Urban Growth Area (UGA).
8. The City will continue to work with the Port of Morrow to encourage development of industrial lands within the Urban Growth Boundary.