On March 27, 2018, the Port of Morrow, on behalf Maughan ET. AL., LLC, submitted an application for a zone change for tax lot #411 of Morrow County tax map 4N 25 9. This property is currently a multiple zoned large parcel of 80.19 acres. The existing zones are 19.5 acres of Tourist Commercial zone, 19.5 acres of Future Urban zone, and 34.2 acres of Manufactured Hope Park Sub-District zoned. The proposed request would create 72.34 acres of General Industrial zoned land, 4.98 acres of Tourist Commercial zone, 2.00 acres of Manufactured Home Park Subdistrict, 0.87 acre of dedicated Rights-Of-Way for access and utility routing.

This application had been previously had two separate public notices go out one for a May 2, 2018, hearing and one for a June 20, 2018, hearing. The applicant requested and extension on each to compile the necessary information for the support of the requested zone change. On June 25, 2018, the city received a completed narrative in support for review by city staff to prepare this staff report on the request for the Planning Commission public hearing.

With this request requiring a change of the Zoning and Comprehensive Plan Map, it will be as a Type IV – Legislative Procedure requiring a Public Hearing at the Planning Commission level, and a Public Hearing at the City Council level, in accordance with Boardman Development Code (BDC) Chapter 4.1, § 4.1.600. The sub-division of the acreage will be in accordance to Chapter 4.3 – Land Divisions and Lot Line Adjustments, of the BDC. With this decision being a Type IV procedure, it mu also be in compliance with Chapter 4.7 – Land Use District Map and Text, of the BDC.

Other relevant Chapters of the BDC which are reviewed during this decision process include Chapter 2.1 – Residential District, Chapter 2.2 – Commercial District, Chapter 2.3 - General 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, 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 2.1 – MANUFACTURED HOME PARK SUBDISTRICT

The Manufactured Home Park Sub-district in found in §2.1.500 of the BDC. The layout of a park and building criteria are, by State of Oregon Statutes and Administrative Rules, subject to the Oregon Manufactured Dwelling and Park Specialty Code concerning size of lots and public
services for each lot. As there is no current application for a Manufactured Home Park, this zoning will be available for a Manufactured Home Park in a Buildable Lands Inventory. It will be the only property zoned as such. There has not been a Manufactured Home Park built in the area since the mid 1970’s. Additionally, Manufactured Homes can be placed on single family lots should they meet certain criteria in the Residential Zone.

This Application would allow 2.0 acres for a Manufactured Home Park which is buffered by Tourist Commercial from the General Industrial zoned property if approved.

CHAPTER 2.2 – COMMERCIAL DISTRICT

Chapter 2.2 of the BDC, §2.2.180 – Tourist Commercial Sub District in particular, contain the criterion for the Tourist Commercial. This Sub District is intended to provide services to the public traveling I-84. Uses such as restaurants, gas stations, retail markets, motels and similar uses are allowed outright. This 4.8 acres would be part of the Buildable Lands Inventory for uses, such as listed above.

This Application would act as a Commercial buffer between a residential zone and a General Industrial Zone if approved.

CHAPTER 2.3 – GENERAL INDUSTRIAL

The entirety of Chapter 2.3 of the BDC is where General Industrial land uses are regulated. The allowable uses would be essentially the same as the uses seen in the Port of Morrow Industrial Park. Even with the annexation of 211.38 acres within the Port of Morrow Industrial Park the city is shy of larger lot industrial plots. The annexation has only somewhere between 140 - 150 acres of actual buildable land when the Messner ponds are considered and within the area annexed. The Application proposes 72.34 of General Industrial property. This property has several amenities which would be attractive for Industrial development. The city currently has and 18” water line, which could provide service to any development. The 2018 Water Improvements Project will enhance this capability with additional reliability and resilience. Wastewater services can be provided; however, with no proposed project, the needs for wastewater service needed will be assessed when a project comes forward. The property also has proximity to power for the power consuming industries which are similar to those found in the Port of Morrow, and in the recently annexed properties in the Port Industrial Park. The property would have access to industrial scale communications. All of these capabilities would make the property attractive for industrial development.

This Application would be serviceable at an industrial scale with some upgrades and line extensions dependent on a development application.

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. As there is no development associated with this application request, this is moot as Chapter 3.1 would be applied at the time of development.
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. As there is no development associated with this application request, this is moot as Chapter 3.2 would be applied at the time of 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. As there is no development associated with this application request, this is moot as Chapter 3.3 would be applied at the time of development.

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. As there is no development associated with this application request, this is moot as Chapter 3.4 would be applied at the time of development.

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. As there is no development associated with this application request, this is moot as Chapter 4.10 would be applied at the time of development.

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 April 11, 2018, after posting notice the applicant requested an extension. Second Notice May 16, 2018, after posting the applicant requested an extension. Third Notice June 28, 2018, for which this staff report is being prepared for hearing on July 18, 2018.

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

This application is well aligned with the policies of Chapter 9 of the Comprehensive Plan.

GOAL 10 - HOUSING

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

GOAL 11 - PUBLIC FACILITIES AND SERVICES

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

GOAL 12 - TRANSPORTATION

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 April 11, 2018, for a May 2, 2018, Public Hearing.

2) Prior to the Public Hearing an extension was requested by the applicant.

3) Public Notice was posted, published in the East Oregonian and mailed to all required and interested parties on May 16, 2018, for a June 20, 2018, Public Hearing.

4) Prior to the Public Hearing an extension was requested by the applicant.

5) Public Notice was posted, published in the East Oregonian and mailed to all required and interested parties on June 28, 2018, for a July 18, 2018, Public Hearing.

6) The application is consistent with relevant criteria to Manufactured Home Park Sub-District, §2.1.500 of the Boardman Development Code.

7) The application is consistent with relevant criteria to the Tourist Commercial Sub-District, §2.2.180 of the Boardman Development Code.

8) This application is consistent with and will be subject to Chapter 2.3 - General Industrial upon development.

9) This application is consistent with and will be subject to Chapter 3.1 – Access and Circulation upon development.

10) This application is consistent with and will be subject to Chapter 3.2 – Landscaping, Street Trees, Fences and Walls upon development.

11) This application is consistent with and will be subject to Chapter 3.3 – Vehicle and Bicycle Parking upon development.

12) This application is consistent with and will be subject to Chapter 3.4 – Public Facilities Standards upon development.

13) This application is consistent with and will be subject to Chapter 4.10 – Traffic Impact Study upon development.

14) This application is consistent with Chapter 1 of the Boardman Comprehensive Plan.

15) This application is consistent with Chapter 2 of the Boardman Comprehensive Plan.

16) Chapter 3 of the Boardman Comprehensive Plan is not applicable.

17) Chapter 4 of the Boardman Comprehensive Plan is not applicable.

18) This application is consistent with Chapter 5 of the Boardman Comprehensive Plan.

19) This application is consistent with Chapter 6 of the Boardman Comprehensive Plan.
20) There are no identified Natural Hazards in Chapter 7 of the Boardman Comprehensive Plan.

21) This application is consistent with Chapter 8 of the Boardman Comprehensive Plan.

22) This application is consistent with Chapter 9 of the Boardman Comprehensive Plan.

23) This application is consistent with Chapter 10 of the Boardman Comprehensive Plan.

24) This application is consistent with Chapter 11 of the Boardman Comprehensive Plan.

25) This application is consistent with Chapter 12 of the Boardman Comprehensive Plan.

26) This application is consistent with Chapter 13 of the Boardman Comprehensive Plan.

27) This application is consistent with Chapter 14 of the Boardman Comprehensive Plan.

28) Chapters 15-19 are applicable to the City of Boardman.

SUMMARY

This application is for a zone change and subdivision of a large, multi-zoned, 80.19 acre parcel. No development application is pending at this time. Any development plan which comes forward will be held to the relevant Boardman Development Code Chapters and standards at the time of application.

LIST OF ATTACHMENTS

Initial Application
Narrative in Support of Land Use Application and Exhibits
Public Notices Posted and Published
Tax Lot Map
Natural Resources Map