DATE: July 26, 2021

TO: Boardman Planning Commission and Interested Parties

FROM: Barry C. Beyeler, Community Development Director

SUBJECT: PAR 6-2021 Vijay Patel Partition

On June 9, the City received a partition request and preliminary plat from the Lee Docken, acting as the agent for Vijay Patel, for tax lot #400 of Morrow County Tax Map 4N 25 16 BC, which is owned by Mr. Patel. This tax lot is 4.06 Acres in size and is zoned Commercial. The request is to partition off 0.87 of the 4.06 acres. The purpose of this partition is to create one additional lot, fronting S. Main St., 0.87 acre Commercial parcel for future sale. Both lots would be in the Commercial District.

Approval of a Preliminary Plat is processed using a Type II - Administrative decision in accordance with Boardman Development Code (BDC) Chapter 4.1- Types of Applications and Review, and Chapter 4.3 – Land Divisions and Lot line Adjustments. The Type II decision process requires public notice to be sent to all properties within 250’ of the parent property and posting notice on local reader boards and on the property. Public notice was mailed and the proper posting was accomplished on July 1 2021, meeting the 20 day notification requirements.

File: PAR 6-2021
Applicant: Vijay Patel
Project: Partition of Commercial property

FINDINGS OF FACT
1) On June 9, 2021, an application to partition a parcel of tax lot # 400 of Morrow County Tax Map 4N 25E 16BC was received from Lee Docken, acting agent for, the owner of the lot Vijay Patel.

2) The request is to create a 0.87 acre parcel from a 4.06 acre parcel of commercially zone land.

3) The parcel to be created would be on the corner of S. Main St. and SW Willowfork Drive.

4) The partition is subject to a Type II – Administrative decision process by the Boardman Development Code.

5) Public notice was posted on the property, posted on line at the City of Boardman website and mailed to adjoining property owners and other interested parties on July 1, 2021.
6) Public Notice was published in the East Oregonian newspaper on July 3, 2021.

7) Public and private utility services are installed to the property, or readily available to the property being created.

8) Access to the property will be from Willowfork Drive in order to maintain access management spacing.

9) The city has received no comments on this partition request.

In staff review of the preliminary plat all required items appear to be met and the Preliminary Plat is APPROVED as submitted. The City will review the final plat prior to recording the partition with the Morrow County Clerk’s Office.
City of Boardman Land Use Application

Owner: Vinay Patel  Phone: (541) 481-9251
Address: P.O. Box 50  City: Boardman  State: OR  Zip: 97818
Applicant or Agent: Lee Rocker  Phone: ( )
Address: P.O. Box 50  City: Boardman  State: OR  Zip: 97818
Property Address: Main & Willow Fork  Designed Zone: Commercial
Map Number: 3202  Lot: 400  Block:
Subdivision:  Tax Lot(s):
Proposed Usage: Commercial

Estimated Construction Cost Evaluation: $ NA  Total Square Footage: 38,017

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 party of the issuing authority in checking this application.

Signature: [Signature]  Date: 6-9-21
(Owner, Applicant, or Agent)

Staff Comments: ________________________________
Recommended Action: ________________________________

Planning Commission: Approved  Not Approved
Date: ________________________________  Signature: ________________________________