PLANNING COMMISSION
FINDINGS OF FACT
REPLAT R22-001

REQUEST: To replat approximately 3.8 acres by moving a lot line to the west.

APPLICANT/OWNER: City of Boardman
Post Office Box 229
Boardman, Oregon 97818

PROPERTY DESCRIPTION: Tax Lots 4600 and 4900 of Assessor’s Map 4N 25 9DB.

ZONING OF THE AREA: Commercial/Highway Sub District (Tourist Commercial)

PROPERTY LOCATION: North of Interstate 84 and east of Main Street, on the north side of Northeast Front between 2nd and 3rd Streets.

I. GENERAL INFORMATION: The City of Boardman seeks to sell a lot to the Boardman Community Development Association (BCDA) to allow development of retail and other commercial opportunities.

II. APPROVAL CRITERIA: The application has been filed under the City of Boardman Development Code Chapter 4 Applications and Review Procedures 4.3 Land Divisions and Lot Line Adjustments 4.3.200 Replatting and Vacation of Plats. The criteria are identified below in bold type with responses in regular type.

4.3.200 Replatting and Vacation of Plats
A. Replatting and Vacations. Any plat or portion thereof may be replatted or vacated upon application signed by all of the owners as appearing on the deed.
This request is moving a property line between the BMCC Replat and lot 4 of the Knudsen Commercial Park, also defined as tax lots 4600 and 4900 of Assessor’s Map 4N 25 9DB. The owners of the property are the City of Boardman, applicant for this request.

B. Procedure. All applications for a replat or vacation shall be processed in accordance with the procedures and standards for a subdivision or partition (i.e., the same process used to create the plat shall be used to replat or vacate the plat). The same appeal rights provided through the subdivision and partition process shall be afforded to the plat vacation process. (See Chapter 4.1 - Types of Applications and Review Procedures.)
This action could be approved through the Type II process. Because the applicant is the City of Boardman it was determined to place the decision before the Planning Commission following the requirements for a Type III process for transparency.

C. Basis for denial. A replat or vacation application may be denied if it abridges or destroys any public right in any of its public uses, improvements, streets or alleys; or if it fails to meet any applicable criteria.
No public uses, improvements, streets or alleys are impacted by this request and approval. All applicable criteria can and are met.

D. Recording of vacations. All approved plat vacations shall be recorded in accordance with Section 4.3.190 and the following procedures:
1. Once recorded, a replat or vacation shall operate to eliminate the force and effect of the
plat prior to vacation; and
2. Vacations shall also divest all public rights in the streets, alleys and public grounds, and all
dedications laid out or described on the plat.
This is not a vacation. No property or rights are being vacated with this replat.
E. After sale of lots. When lots have been sold, the plat may be vacated only in the manner
herein, and provided that all of the owners of lots within the platted area consent in writing
to the plat vacation.
No lots that are part of this replat have been sold. This is not applicable.
F. Vacation of streets. All street vacations shall comply with the procedures and standards set
forth in ORS Chapter 271.
No street is proposed to be vacated.
G. Requirement to Maintain Access. The City may require accessways, paths or trails as a
condition of the vacation of any public easement or right-of-way, in order to establish or
maintain a safe, convenient and direct pedestrian and bicycle circulation system.
Access is currently available along NE Front Street and will continue. Upon development of the
subject property a variety of other development requirements of the Boardman Development
Code will be applicable including, but not limited to, access, pedestrian, and other
improvements.

III. LEGAL NOTICE PUBLISHED: April 22, 2022
East Oregonian

IV. PROPERTY OWNERS NOTIFIED: April 22, 2022

V. AGENCIES NOTIFIED: Mike Gorman, Morrow County Assessor; Matt Kenny, Morrow County
Surveyor; Teresa Penninger and Rich Lani, Oregon Department of Transportation.

VI. HEARING DATE: May 18, 2022
Boardman City Hall

VII. PLANNING OFFICIAL RECOMMENDATION: The Planning Official recommends that the Planning
Commission approve this request with the following precedent CONDITION OF APPROVAL.

1. The applicant will cause the Replat of the BMCC Replat to be recorded with Morrow County
meeting the applicable requirements of the Boardman Development Code and Oregon
Revised Statute Chapter 92.

Zack Barresse, Vice-Chair
Planning Commission

Date

ATTACHMENTS:
Vicinity Map
Tentative Replat of the BMCC Replat