

June 25, 2024

Morrow County Planning Commission
Stacy Eckstrom, Chair
% Morrow County Planning Department
Landon Jones (VIA EMAIL)
Post Office Box 40
Irrigon, Oregon 97844

RE: Conditional Use Permit CUP-N-368-24

Dear Ms. Eckstrom and Planning Commission Members:

Thank you for your consideration of the comments contained in this letter. Seeing a new church come to the Boardman area is a sign of the growth that has been occurring over the past several years. Boardman has experienced those growing pains as uses have grown and expanded within the community requiring more consistent application of the Boardman Development Code and other applicable regulations. We are asking the Morrow County Planning Commission to do the same with this and other developments that you may see come before you in the Boardman urban growth boundary as this one is.

Eric Imes, Morrow County Public Works Director, indicates in his email of June 10 that the “access for a church would need to be of more significant size than a residence.” I am not well versed in the access standards for commercial activity in the county, but we would echo his comment and request that a Condition of Approval be applied for a new Access Permit and that the access be built to a commercial standard of at least 24 feet in width.

The proposed parking lot is adequate for the number of spaces based on City of Boardman development standards. And the county is requesting that the surface be chip sealed with ADA parking meeting applicable ADA standards. What is not identified as part of the findings or decision is a requirement that the parking lot be stripped and that the stripping be maintained for the duration of operations. We are requesting that this be added as a Condition of Approval.

There is not a lot of discussion concerning the improvement of the access easement that will be serving this property that does not have street frontage. It appears from the included 2022-9 Partition Plat that the access easement is 30 feet wide. The City of Boardman would request that the same improvement standard that is being applied to the parking lot be applied to the access easement at a minimum width of 24 feet to allow for adequate two-

way travel and to accommodate any pedestrian or bicycle traffic as well. We request that this be added as a Condition of Approval.

Your consideration of these requests is appreciated. Should you have any questions please feel free to reach out to myself at the number below or by email at mclanec@cityofboardman.com

Cordially,



Carla McLane
Planning Official

cc: Eric Imes (VIA EMAIL)