

**Minutes of the Public Meeting of the  
Morrow County Planning Commission  
Tuesday, April 30, 2024, 6:00 pm  
Bartholomew Building  
110 N Court St Heppner, OR**

**COMMISSIONERS PRESENT:**

John Kilkenny, Vice Chair  
Karl Smith  
Brian Thompson  
Tripp Finch  
Charlene Cooley  
Stacie Ekstrom, Chair

**COMMISSIONERS ABSENT:**

Mary Killion  
Elizabeth Peterson

**ATTENDANCE via ZOOM:**

Stanley Anderson

**STAFF PRESENT:**

Tamra Mabbott, Planning Director  
Daisy Goebel, Principal Planner  
Stephen Wrecsics, GIS Analyst-Zoom  
Landon Jones, Planning Tech-Zoom  
Michaela Ramirez, Administrative Assistant

**1. CALL TO ORDER**

Chair Ekstrom called the meeting to order at 6:00 PM

**2. ROLL CALL**

**3. PLEDGE**

**4. APPROVAL OF MARCH MINUTES**

Recommended Action: Approve  
Action: Approved as presented

**5. PUBLIC HEARINGS:**

**Principal Planner Daisy Goebel presented: Conditional Use Permit CUP-N-367-24: Guillermo Calvillo, Applicant and Owner.**

**Conflicts of interest:** None

**Request:** Home Occupation Permit to allow the operation of a commercial trucking business on a residential property. The subject property is described as Tax Lot 7000 of Assessor's Map 4N25E20A and is located in the Suburban Residential (SR) zone. The property is located at the southern extent of the West Glen Subdivision, outside of the City of Boardman Urban Growth Boundary and City Limits. Criteria for approval includes Morrow County Zoning Ordinance (MCZO) Section 3.050 Suburban Residential Zone, and MCZO Article 6, Conditional Uses.

Chair Ekstrom opened the testimony part of the Public Hearing.

**Questions or Comments for Staff by Commissioner:** None

Testifying Parties:

Applicant/Representatives

Margarita Calvillo and Guillermo Calvillo, 70180 Summit Lane, PO Box 855, Boardman, OR 97818

**Questions or Comments for the Applicant by Staff:** Director Mabbott

**Questions or Comments for the Applicant by Commissioners:** Chair Ekstrom, Commissioners Thompson, Finch, Smith, Kilkenny, Cooley

General Public:

Eric Imes, Public Works Director

Bridges are inspected every 3 years. The bridge in discussion is not a county bridge. NOTE: The County is not responsible for the bridge.

Dan Kearns Land Use Attorney

Doesn't require the applicant to get permission to use the bridge and it is a public right of way. The average years of possession is 10 years and doesn't require any permission from any agency.

**Rebuttal by Applicant:** Margarita Calvillo

**Proponents, Opponent, Neutral:** None

**Anyone wanting to keep the record open or continue:** None

Public Hearing is closed: **None**

Discussion on the motion:

Conditions of approval:

1. Clarification -CUP only allows only 2 trucks and 2 trailers (incorporated in Condition 1).

Recommended Action: Approve as amended-CUP-N-367-24, Guillermo Calvillo, Applicant owner.

Motion: Approval of CUP-N-367-24 Conditions 1-6 (as amended) and adopting findings.

Motion by: Commissioner Brian Thompson

Seconded by: Commissioner Karl Smith

Vote: All voted

Action: Approved

**Principal Planner Daisy Goebel presented: Land Partition LP-N-522-24, Variance V-N-048-24: Armando Villegas Rodriguez Applicant and Owner.**

**Conflicts of interest: None**

**Request:** Application for a 2-parcel Land Partition of Tax Lot 7400 of Assessor's Map 04N25E20A requesting a variance to the minimum street frontage and access width requirements of Morrow County Zoning Ordinance (MCZO) Section 4.010. The property is located south of the Boardman City Limits, within the Urban Growth Boundary, and is zoned Suburban Residential (SR). Criteria for approval include MCZO Section 3.050 Suburban Residential Zone, and MCZO Section 7.200, Variances.

Chair Ekstrom opened the testimony part of the Public Hearing:

**Questions or Comments for Staff by Commissioner: None**

Testifying Parties:

Applicant/Representatives

Armando and Magdalena Villegas Rodriguez

**Questions or Comments for the Applicant by Commissioners:** Commissioner Kilkenny, Thompson

**Question or Comments for the Applicant by Staff:** Director Mabbott

**Questions for Staff by Commissioners:** Commissioner Finch, Kilkenny, Thompson

**Proponents, Opponent, Neutral:** None

**Anyone wanting to keep the record open or continue:** None

Public Hearing is closed: 7:19 PM

Additional Questions for Staff or Applicant: **None**

**Rebuttal by Applicant:**

Armando Villegas Rodriguez

**Discussion on motion:**

Changes to Conditions of Approval:

Condition 3-the well or septic must be approved before building on parcel 2

Condition 6-applicant shows an established well agreement and identifies the maintenance responsibilities for the shared parcels.

Condition 7-the irrigation easement shall be established serving parcel 1 from the WEID

Chair Ekstrom asked if there was anyone who wanted to hold the record open: **None**

Recommended Action: Approve LP-N-522-24, Variance V-N-048-24, and the recommended findings, with the revised conditions of approval.

Motion: To approve **LP-N-522-24** and **Variance V-N-048-24** as amended and approve the findings

Motion by: Commissioner Kilkenny

Seconded by: Commissioner Cooley

Vote: All approved

Action: Approved

**Other Business:** April Planning Update

**Correspondence:** None

**Public Comment:** None

**Adjourned:** Meeting adjourned at 8:18 PM

**Next Meeting:** Tuesday, May 28, 2024, at 6:00 p.m. The next meeting will be held in Irrigon, OR in the Morrow County Government Center.

Respectfully submitted,  
Michaela Ramirez