

**Draft Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, July 30, 2024, 6:00 pm
Morrow County Government Center
215 NE Main Ave, Irrigon, OR**

COMMISSIONERS PRESENT:

Stacie Ekstrom, Chair
Tripp Finch
Stanley Anderson
Elizabeth Peterson
Mary Killion

COMMISSIONERS ABSENT:

Brian Thompson
Charlene Cooley

ATTENDANCE via ZOOM:

John Kilkenny
Tripp Finch

STAFF PRESENT:

Tamra Mabbott, Planning Director
Daisy Goebel, Principal Planner
Landon Jones, Planning Tech
Michaela Ramirez, Administrative Assistant

STAFF ZOOM:

Stephen Wrecsics, GIS Analyst

1. CALL TO ORDER

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

2. ROLL CALL

3. PLEDGE

4. APPROVAL OF JUNE MINUTES

Recommended Action: Approve

Action: Approved as presented

Planning Tech Landon Jones presented:

5a. Hardship Variance HV-N-051-24: Brian & Melissa Ketelson applicant and owner.

Conflicts of interest: None

Request: Request to approve a temporary hardship dwelling to allow for the daily care and assistance of an immediate family member. The property is described as Tax Lot 600 of Assessor's Map 5N 26E 23B, and is located approximately one mile northwest of Irrigon, north of Usage Lane. The property is zoned Rural Residential and is located outside of the Irrigon Urban Growth Boundary (UGB). Criteria for approval includes Morrow County Zoning Ordinance Article 7 Section 7.300, Special Uses

Questions or Comments for Staff by Commissioners: None

Testifying Parties:

Applicant/Representatives

None

Questions or Comments for the Applicant by Staff: None

Questions or Comments for the Applicant by Commissioners: None

Proponents, Opponent, Neutral: None

Anyone wanting to keep the record open or continue: None

Public Hearing is closed:

Conditions of approval:

Motion to approve: Hardship Variance HV-N-051-24

Motion by: Commissioner Peterson

Seconded by: Commissioner Smith

Discussion on the motion: Changed date of expiration on page 12

Vote: All voted

Action: Approved Hardship Variance HV-N-051-24

Director Tamra Mabbott presented:

5b. Conditional Use Permit CUP-N-370-24: Rafael 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 5700 of Assessor's Map 4N2520A and is in the Suburban Residential (SR) zone. The property is in the West Glen Subdivision, inside the City of Boardman Urban Growth Boundary and is located at the southeast intersection of Hilltop Drive and Ridgecrest Lane. 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: Commissioner Finch, Chair Ekstrom

Testifying Parties:

Applicant/Representatives

Rafael Calvillo

Margarita Calvillo

Questions or Comments for Applicant by Commissioner: Chair Ekstrom, Commissioners Killion

Questions or Comments for the Applicant by Staff: Director Mabbott

Proponents, Opponent, Neutral: None

Anyone wanting to keep the record open or continue: None

Public Hearing is closed.

Conditions of approval:

Discussion on changes: Condition 1-Change the hours of operation 6-am 6pm
Condition 4-How many years would the permit be valid, 3 years was recommended and they would be able to reapply.
Change 1 exit and 1 entry
Adopt Amended Findings

Questions or Comments for Staff by Commissioner: Commissioners Kilkenny, Finch

Motion to approve: Conditional Use Permit CUP-N-370-24 Approval

Motion by: Commissioner Smith

Seconded by: Commissioner Peterson

Vote: All voted

Action: Approved Conditional Use Permit CUP-N-370-24

Principal Planner Daisy Goebel presented:

Conditional Use Permit CUP-N-372-24: Turner Ranch applicant, Todd and Melissa Lindsay owner.

Conflicts of interest: None

Request: Application to permit the siting of ten temporary RV spaces to accommodate workforce housing in the Exclusive Farm Use (EFU) Zone in conjunction with the construction of an approved power generation facility in accordance with Morrow County Zoning Ordinance (MCZO) 3.010 K.1.a(3). The subject property is described as Tax Lot 4200 of Morrow County Assessor's Map Number 01N 26E. Criteria for approval include MCZO Section 3.010, EFU Zone and MCZO Article 6, Conditional Uses.

Chair Ekstrom opened the testimony part of the Public Hearing.

Questions or Comments for Staff by Commissioner: Commissioner Peterson

Testifying Parties:

Applicant/Representatives

None

Questions or Comments for the Applicant by Staff: None

Proponents, Opponent, Neutral: None

Questions or Comments for the Staff by Commissioners: Commissioners Finch, Peterson, Killion

Anyone wanting to keep the record open or continue: None

General Public: None

Public Hearing is closed.

Conditions of approval: None

Discussion on changes: None

Motion to approve: Conditional Use Permit CUP-N-372-24 Approved

Motion by: Commissioner Peterson

Seconded by: Commissioner Smith

Discussion on the motion: None

Vote: All voted

Action: Approved Conditional Use Permit CUP-N-372-24

Principal Planner Daisy Goebel presented:

5b. Legislative Code Updates AZ-154-24

Request: Zoning Code Update to revise ministerial and administrative processes, provide clear and objective standards for ministerial permits, include basic serviceability requirements, improve consistency in terminology, reassess the appropriate process for certain uses, clarify vesting requirements, and consolidate the current public comment and appeal periods for administrative decisions, among other changes. Criteria for approval are provided in MCZO Article 8, Amendments.

Questions or Comments for Staff by Commissioners: Commissioner Finch, Killion

General Public:

Megan Lin, Amazon Web Services, 1120 NW Coe St, Portland, OR 97204

Tess MacMorris, Rowan Green Digital Infrastructure

Sarah Stauffer Curtiss, Land Use Attorney Stoel Rives, 760 SW 9th Ave, Portland on behalf of Port of Morrow

Anyone wanting to keep the record open or continue: Yes, Continued to the August 27th hearing in Heppner.

Other Business: July Planning Update

Correspondence: None

Public Comment: None

Adjourned: Meeting adjourned at 8:24 PM

Next Meeting: Tuesday, August 27, 2024, at 6:00 p.m. The next meeting will be held in Heppner, OR in the Bartholomew Building

**Respectfully submitted,
Michaela Ramirez**