

**Draft Minutes of the Public Meeting of the  
Morrow County Planning Commission  
Tuesday, August 27, 2024, 6:00 pm  
Bartholomew Building  
110 N Court St Heppner, OR**

**Remake Commissioner Trip Finch's Mileage for correction**

**COMMISSIONERS PRESENT:**

Stacie Ekstrom, Chair  
Mary Killion  
Karl Smith  
Trip Finch  
Charlene Cooley  
John Kilkenny  
Brian Thompson

**COMMISSIONERS ABSENT:**

Stanley Anderson  
Liz Peterson

**ATTENDANCE via ZOOM:**

**STAFF PRESENT:**

Tamra Mabbott, Planning Director  
Daisy Goebel, Principal Planner  
Kaitlin Kennedy, Code Compliance Planner  
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 July MINUTES** Amend that Mary Killion was present.

Recommended Action: Approve

Action: Approved with the change of the Commissioner's attendance (Mary Killion).

**Director Tamra Mabbott presented:**

**5a. Conditional Use Permit CUP-N-371-24: Antonio Trujillo Albarran, Owner Applicant.**

**Conflicts of interest:** None

**Request:** Conditional Use permit to allow the storage and operation of a commercial trucking business on a residential property. The property is described as Tax Lott 3900 of Accessor's Map 4N25E20A. The subject parcel is zoned Suburban Residential (SR) and is located inside of the City of Boardman Urban Growth Boundary (UGB). Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.050. Suburban Residential and Article 6 Section 6.050. G, Standards

Governing Conditional Uses, Home Occupations.

**Questions or Comments for Staff by Commissioners:** Commissioners Killion, Kilkenny, Finch, Cooley

Testifying Parties:

Applicant/Representatives:

Urvin Monares 1030 SW 11<sup>th</sup> St., Hermiston, OR  
Antonio Trujillo Albarran  
Pedro Ramirez, 705 Paul Smith Rd Sp. 111 Boardman, OR  
Liliana Renteria 7567 Depot Ln, Boardman, OR

**Questions or Comments for the Applicant by Staff:** Director Mabbott  
**Proponents, Opponent, Neutral:** Liliana Renteria 7567 Depot Ln, Boardman, OR  
**Any interested agency or party:** None  
**Anyone wanting to keep the record open or continue:** None

Public Hearing closed:

**Questions or Comments for the Staff by Commissioners:** Commissioners Thompson, Kilkenny, Killion, Finch, Cooley  
**Questions or Comments from Staff:** Director Mabbott, Compliance Planner Kennedy

Conditions of approval: as presented on page 16.  
10. if trucks remain in violation, landowners will be issued a code citation for the violation.

**Motion to approve: Conditional Use permit CUP-N-371-24**  
**Motion by:** Commissioner Thompson to approve **Conditional Use permit CUP-N-371-24**  
**Seconded by:** Commissioner Smith  
**Discussion on the motion:** If there are no violations at the end of the year the permit does not have to be presented to the Planning Commission.  
**VOTE:** All voted  
**Action:** Motion approved

**Principal Planner Daisy Goebel presented:**

**5b. Land Use Decision LUD-N-68-24: Amazon Data Services, Inc., Owner: Integrus, Applicant**

**Conflicts of interest:** None

**Request:** Land Use Decision to review an application for a new data center campus on property zoned Airport Light Industrial (ALI), adjacent to the Boardman Airport. The subject property is described as Parcel 2 of Partition Plant 2022-16 (Tax Lot 138 of Assessor's Map 4N24E). The property is located approximately 4 miles west of Boardman's Urban Growth Boundary, southwest of the Tower Road/I\_84 interchange, Criteria for approval include Morrow County Zoning Ordinance (MCZO) Section 3.076 ALI Zone Section 3.092 ASC Overlay, and MCZO Article 4, Supplementary Provisions.

**Questions or Comments for Staff by Commissioners:** Commissioners Killion, Kilkenny  
Chair Ekstrom opened the testimony part of the Public Hearing:

Testifying Parties:

Eric Imes, Public Works-Testifying party  
Scott Mansur, DKS-Testifying  
Megan Lin, Perkins Coie, 1120 NW Coe St Portland, OR, Amazon Data Services  
Jesse Walt, 707 SW Washington St. Ste 1200, Portland, OR

**Questions or Comments for Staff by Commissioners:** Commissioner Killion

**Proponents, Opponent, Neutral:** None

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

Public Hearing is closed.

**Additional Questions for staff by Commissioners:** Commissioners Finch, Killion,

**Rebuttal by Applicant:** David Amenyero, AWS 211 Newell St., Walla Walla, WA

**Additional Questions for staff by Commissioners:** Commissioners Thompson, Killion,  
Kilkenny, Finch

**Comments by staff:** Principal Planner Goebel

General Public:

Jacob Cain, Director of Engineering for the Port of Morrow

**Additional Questions for Engineer by Commissioners:** Chair Ekstrom, Commissioners  
Finch, Kilkenny, Thompson

**Questions by staff for Legal Counsel Dan Kearns:** Director Tamra Mabbott

**Questions by Commissioners for Legal Counsel Dan Kearns:** Commissioners Thompson,  
Killion, Kilkenny

Conditions of approval:

G. subsequent condition they will have to show proof 2 DEQ permits to meet the  
demand.

**Questions by Commissioners for Public Works Erik Imes:** Commissioner Killion

**Recommended Action:** Approve **Land Use Decision LUD-N-68-24**

**Motion:** Approve **Land Use Decision LUD-N-68-24**

**Motion by:** Commissioner Kilkenny

**Seconded by:** Commissioner Cooley

**Vote:** All voted 3 No's 4 Yes

**Action:** Approved

**Principal Planner Daisy Goebel presented:**

**Continued: 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 to Staff from Commissioners:** Commissioner Finch, Thompson, Killion, Kilkenny, Chair Ekstrom

Testifying Parties:

Megan Lin, Perkins Coie, 1120 NW Coe St Portland, OR, Amazon Data Services

**Questions for Commissioner from Staff:** None

Amendments:

“Goal 11 Exception” instead of a Legislative Exception  
Changes to pages 248, 251, and 252 for serviceability standards per staff slides.  
Add the process flowchart clarifying that the LUCS can be signed prior to ministerial zoning permit approval.

**Recommended Action:** to approve **Legislative Code Updates: AZ-154-24**

**Motion:** to approve **Legislative Code Updates: AZ-154-24**

**Motion by:** Commissioner Finch

**Seconded by:** Commissioner Cooley

**Vote:** All voted

**Action:** Approved (unanimous)

**A motion was made to make Data Centers a Conditional Use**

**Motion:** The zones where data center are allowed as an outright use to be amended to allow them subject to a Conditional Use permit.

**Motion by:** Commissioner Killion

**Seconded by:** Commissioner Finch

**Vote:** All voted

**Action:** Approved unanimously

**Other Business:** August Planning Update

**Correspondence:** None

**Public Comment:** None

**Adjourned:** Meeting adjourned at 9:40 PM

**Next Meeting:** Tuesday, September 24, 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