

**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, October 29, 2024, 6:00 pm
Bartholomew Building
110 N Court St Heppner, OR**

COMMISSIONERS PRESENT:

Stacie Ekstrom, Chair
Karl Smith
Liz Peterson
Trip Finch

COMMISSIONERS ABSENT:

John Kilkenny
Brian Thompson
Stanley Anderson

ATTENDANCE via ZOOM:

Charlene Cooley

STAFF PRESENT:

Tamra Mabbott, Planning Director
Daisy Goebel, Principal Planner
Clint Shoemake, Planning Technician
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 6:08 PM

2. ROLL CALL

3. PLEDGE

4. APPROVAL OF DRAFT SEPTEMBER MINUTES

Recommended Action: Approve

Action: Approved

Presented by: Principal Planner Daisy Goebel

~~5a. Cancelled Continued Conditional Use Permit CUP-N-374-24: Taryn Suchy Applicant, Stuart, and Julie Dick Owner. This hearing has been removed. Request staff to summarize status (Daisy and Dan)~~

Questions or Comments for Staff by Commissioner: Commissioner Finch

Questions or Comments for Counsel by Commissioner: Commissioner Finch

Presented by: Principal Planner Daisy Goebel

5b. Conditional Use permit CUP-N-377-24: Tania Denova, 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 Lot 900 of Assessor'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.

Motion to accept exhibits A, B, C & D into the record: Commissioner Finch

2nded by: Commissioner Peterson

Vote: All voted

Action: Approved

Chair Ekstrom opened the testimony part of the Public Hearing:

Testifying Parties:

Tania Denova, 70216 Ridgecrest Dr, Boardman, OR 97818

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

Questions or Comments by Staff for Applicant: Director Mabbott

Questions or Comments by Staff for Counsel: Director Mabbott

Opponent: None

Neutral: Carla McLane, Planning Official from the City of Boardman, PO Box 229, Boardman, OR 97818

Proponents: None

Rebuttal from the Applicant: None

Anyone wanting to keep the record open or continue: None

Public Hearing is closed.

Questions or Comments by Staff for Applicant: Commissioners Peterson, Finch

Question or Comments by Applicant to Commissioners: Tania Denova

Question or Comment by Staff for Counsel: Director Mabbott

Changes to Conditions of approval: 1. Covenant not to sell tax lots separately (title to the land)
2. Only 8 trucking units are permitted with this home occupation.
3. Limit one trip in and one out within the hours of 6:00 AM – 6:00 PM
6. Existing lighting shall be removed, shaded, or downcast to reduce glare on neighboring properties.

Recommended Action: Approve **Conditional Use permit CUP-N-377-24** with proposed changes to conditions.

Motion: Approved **Conditional Use permit CUP-N-377-24**

Motion by: Commissioner Peterson

Seconded by: Commissioner Smith

Vote: All voted

Action: Approved

Code Compliance Planner Kaitlin Kennedy presented:

5c. Conditional Use permit CUP-N-376-24; Victor Sanchez, 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 Lot 500 of Assessor's Map 4N25E20A. The subject parcel is zoned Suburban Residential (SR) and is inside 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.

Motion to add exhibit E: Commissioner Peterson

2nded by: Commissioner Finch

Vote: All voted

Action: Approved

Chair Ekstrom opened the testimony part of the Public Hearing:

Testifying Parties:

Victor Sanchez, 78669 Skyview Dr, Boardman, OR 97818

Questions or Comments for Staff by Commissioners: Chair Ekstrom, Commissioners Peterson, Finch

Questions or Comments for Applicant by Staff: Director Mabbott

Opponent: None

Neutral: Carla McLane, Planning Official of City of Boardman, PO Box 229, Boardman, OR 97818

Proponents: None

Anyone wanting to keep the record open or continue: None

Public Hearing is closed.

Changes to Conditions of approval: 1. Limit the amount to 5 units.

2. Limit the number of trips to a single entry and a single exit.

General Public: None

Recommended Action: to approve Conditional Use Permit CUP-N-376-24 with proposed changes to conditions.

Motion: to approve **Conditional Use permit CUP-N-376-24**

Motion by: Commissioner Finch

Seconded by: Commissioner Smith

Vote: All voted

Action: Approved

Code Compliance Planner Kaitlin Kennedy presented:

5d. Conditional Use permit CUP-N-375-24: Carlos Colin, 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 Lot 4900 of Assessor'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.

Chair Ekstrom opened the testimony part of the Public Hearing:

Testifying Parties:

Carlos Colin, 70032 Olive Lane, Boardman, OR 97818

Questions or Comments for Staff by Commissioner: Commissioner Peterson

Questions or Comments for Applicant by Staff: Director Mabbott

Proponents, Opponent: None

Neutral: Carla McLane, Planning Official City of Boardman, PO Box 229, Boardman, OR 97818.

Anyone wanting to keep the record open or continue: None

Public Hearing is closed.

Recommended Action: to approve **Conditional Use permit CUP-N-375-24**

Motion: to approve **Conditional Use permit CUP-N-375-24**

Motion by: Commissioner Finch

2nded by: Commissioner Smith

Vote: All voted

Action: Approved

Presented by: Planning Director Tamra Mabbott:

5e. Continued Land Use Decision LUD-N-075-24, Port of Morrow Applicant, and owner.

Conflicts of interest: None

Land Use Decision LUD-N-075-24, Port of Morrow Applicant, and owner.

Request: Land Use Decision application to allow Port of Morrow to land apply industrial wastewater on land zoned Exclusive Farm Use (EFU). The subject property includes 7,300 acres located on a number of tax lots located in Township 2N Range 26 and 3N Range 26. Property is located approximately 10 miles southwest of Irrigon and 17 miles west of Echo, east of Bombing Range Road. Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 Sections 3.010(B)(23) and (D)(8) and (D)(9) as well as ORS 215.246 regarding land application of industrial process wastewater

Motion to add Exhibits 1, 2, 3, 4, 5, 6 to the record: Commissioner Smith

2nded by: Commissioner Finch

Vote: All voted

Action: Approved

Questions or Comments for Staff by Commissioners: None

Chair Ekstrom opened the testimony part of the Public Hearing:

Testifying Parties:

Sarah Stauffer Curtis, Land Use Lawyer at Stoel Rives LLP, 760 SW 9th Ave, Portland, OR

Miff Devin, Water Operation Manager at the Port of Morrow, PO Box 200, Boardman, OR

Motion to accept a map, original permit, the modification to permit to the record:

Commissioner Finch

2nded by: Commissioner Smith

Questions or Comments by Commissioners for Applicant: Commissioners Peterson, Finch, Smith

Opponent: Andrew Martin, 3370 10th St, Baker City, OR 97836 representing Meenderinck Land Co., LLC

Pete Meenderinck, PO Box 1011, Hermiston, OR

Questions or Comments for Opponent by Commissioners: Commissioner Peterson, Finch

Questions or Comments for Opponent by Staff: Director Mabbott

Proponents: None

Neutral: None

Applicant rebuttal: Sarah Stauffer Curtis, Land Use Lawyer at Stoel Rives LLP, 760 SW 9th Ave, Portland, OR

Miff Devin, Water Operation Manager at the Port of Morrow, PO Box 200, Boardman, OR

Michael Campbell, Partner at Stole Rives LLP, 760 SW 9th Ave Ste 3000, Portland, OR

Questions or Comments for Applicant by Commissioners: Commissioners Finch, Peterson

Questions or Comment for Applicant by Staff: Director Mabbott

Question or Comment for Applicant by Commissioners: Chair Ekstrom, Commissioners Peterson, Smith, Finch

Anyone wanting to keep the record open or continue: Drew Martin, Pete Meenderinck, Continuance to Tuesday, November 19th, 6 PM in Irrigon, OR

Public Hearing is closed.

Other Business:

Correspondence: None

Public Comment:

Adjourned: Meeting adjourned at 8:48 PM

Next Meeting: Tuesday, December 3, 2024, at 6:00 p.m. The next meeting will be held in Irrigon, OR in the Morrow County Government Center. *The continued Hearing for LUD-N-075-24 was moved to November 14, 2024, at the Irrigon Government Center.*

Respectfully submitted, Michaela Ramirez