

**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, December 3, 2024, 6:00 pm
Morrow County Government Center
215 NE Main Ave Irrigon, OR**

COMMISSIONERS PRESENT:

Stacie Ekstrom, Chair

COMMISSIONERS ABSENT:

Stanley Anderson

Charlene Cooley

Karl Smith

ATTENDANCE via ZOOM:

Liz Peterson

Brian Thompson

Trip Finch

John Kilkenny

STAFF PRESENT:

Tamra Mabbott, Planning Director

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 6:03 PM

2. ROLL CALL

3. PLEDGE

4. APPROVAL OF NOVEMBER & OCTOBER MINUTES

Recommended Action: Approve

Action: Approved

Presented by: Code Compliance Planner Kaitlin Kennedy

5a. Conditional Use permit CUP-N-379-24: Javier Martinez Olguin, Applicant, and Owner

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 3100 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 submit exhibit: letter from the City of Boardman, into the record for CUP-N-379-24

Motion: Commissioner Finch
2nded by: Commissioner Peterson

Questions or Comments by Commissioners for Staff: Chair Ekstrom

Chair Ekstrom opened the testimony part of the Public Hearing:

Testifying Parties:

None

Questions or Comments by Commissioners for Applicant: None

Questions or Comments by Staff for Applicant: None

Opponent: None

Neutral: None

Proponents: None

Motion to close the hearing: Commissioner Peterson

Public Hearing is closed.

Conditions of approval:

6. This permit is valid for one year with annual review and an opportunity to renew for up to two additional years.

Recommended Action: Approve **Conditional Use permit CUP-N-379-24** with changes to conditions

Motion: Approve **Conditional Use permit CUP-N-379-24**

Motion by: Commissioner Peterson

Seconded by: Commissioner Finch

Vote: All voted

Action: Approved

Presented by: Code Compliance Planner Kaitlin Kennedy

5b. Conditional Use permit CUP-N-380-24: Javier Martinez Olguin, Applicant, and Owner

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 3000 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 submit exhibit: letter from the City of Boardman, into record for CUP-N-380-24

Motion: Commissioner Peterson

2nded by: Commissioner Finch

Chair Ekstrom opened the testimony part of the Public Hearing:

Testifying Parties:

None

Opponent: None

Neutral: None
Proponents: None
Motion to close the hearing: Commissioner Peterson
Vote: All voted
Action: Approved

Public Hearing is closed.

Conditions of approval:

8. This permit is valid for one year with an annual review and an opportunity to renew for up to two additional years.
9. The applicant must attain all necessary public access permits to the property.

Recommended Action: Approve **Conditional Use Permit CUP-N-380-24** with changes to conditions
Motion: Approve **Conditional Use permit CUP-N-380-24**
Motion by: Commissioner Peterson
Seconded by: Commissioner Finch
Vote: All voted
Action: Approved

Presented by: Planning Director Tamra Mabbott

5c. Conditional Use permit CUP-N-382-24: Threemile Canyon Farms, Applicant, and Owner

Conflicts of interest: None

Request: Conditional Use Permit to allow a biogas treatment facility and approximately 6 miles of associated natural gas pipeline. The property is described as Tax Lots 100 and 112 of Assessor's Map 3N23. The subject parcel is zoned Exclusive Farm Use (EFU) and is located on Marty Myers Road, three miles south of Interstate 84. Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3, Section 3.010(C)(22) Commercial facilities for the purpose of generating power for public use by sale" Section 3.010(K)(1) Commercial Power Generating Facility, Section 6.020 General Criteria, Section 6.025 Resource Zone Standards of Approval, Section 6.030 General Conditions and MCZO 3.010(B)(25) and (D)10 Utility Facility Necessary for Public Service.

Motion to submit exhibits: project map and supplemental documents to the application, into record for CUP-N-382-24

Motion: Commissioner Peterson
Seconded by: Commissioner Finch
Vote: All voted
Action: Approved

Chair Ekstrom opened the testimony part of the Public Hearing:

Testifying Parties:

Hayley Siltanen, Stole Rives LLP, 760 SW 9th, Portland, OR
Greg Harris, General Manager at Threemile Canyon Farms, 75906 Threemile Rd
Boardman, OR
Todd Larson, Resilient Infrastructure, 485 NW 170th Dr, Beaverton, OR

Merissa Moeller, Stole Rives LLP, 760 SW 9th, Portland, OR

Questions or Comments by Staff for Applicant: Director Mabbott

Proponents: None

Opponent: None

Neutral: None

Anyone wanting to keep the record open or continue: None

Motion to close the hearing: Commissioner Peterson

2ned by: Commissioner Finch

Vote: All voted

Action: Approved

Public Hearing is closed.

Conditions of approval:

4. Comply with permitting with other agencies as applicable.

Recommended Action: Approve **Conditional Use permit CUP-N-382-24** with changes to conditions

Motion by: Commissioner Finch

Seconded by: Commissioner Peterson

Vote: All voted

Action: Approved

Motion: Approve **Conditional Use permit CUP-N-382-24**

Motion by: Commissioner Finch

Seconded by: Commissioner Peterson

Vote: All voted

Action: Approved

Other Business:

Correspondence:

Public Comment:

Adjourned: Meeting adjourned at 6:50 PM

Next Meeting: Tuesday, January 28, 2025, at 6:00 p.m. The next meeting will be held in Heppner, OR in the Bartholomew Building.

Respectfully submitted,
Michaela Ramirez