



PLANNING DEPARTMENT

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AGENDA

Morrow County Planning Commission
Tuesday, January 28, 2025, 6:00 pm
Bartholomew Building, Heppner, OR

[For Electronic Participation See Meeting Information on Page 2](#)

Members of Commission

Stacie Ekstrom, Chair

John Kilkenny, Vice Chair

Charlene Cooley

Stephen Henthorn

Karl Smith

Tripp Finch

Andrew Cemore

Brian Thompson

Elizabeth Peterson

Members of Staff

Tamra Mabbott, Planning Director

Stephen Wrecsics, Associate Planner, GIS

Michaela Ramirez, Administrative Assistant

Clint Shoemake, Planning Tech

Kaitlin Kennedy, Code Compliance Planner

1. **Call to Order**
2. **Introduction of new Planning Commissioners**, Andrew Cemore and Stephen Henthorn
3. **Roll Call**
4. **Pledge of Allegiance**
5. **Minutes:** (Draft) December 3, 2024
6. **Public Hearings** to begin at 6:00 PM (COMMISSION ACTION REQUIRED)
 - I. **Public Hearing. Variance V-N-053-24: Port of Morrow, Applicant, and Owner:** The property is described as tax lot 131 of Assessor's Map 4N 24E 21. The property is zoned Air Industrial Park (AI) and is located on Boardman Airport Lane, south of the Boardman Airport, approximately 0.7 miles southwest of the intersection with Tower Road. The request is to allow a variance to seek relief from the minimum right-of-way setback. Criteria for approval include Morrow County Zoning Ordinance (MCZO) Section 7.200 Major Variance and Section 3.071 Air Industrial Park Zone.
 - II. **Public Hearing. Land Partition LP-N-529-24, Replat R-N-88-24: City of Boardman, Applicant, and Owner:** The property is described as tax lot 134 of Assessor's Map 4N 24. The property is zoned Space Age Industrial (SAI) and is located west of the City of Boardman, south of Interstate 84 and east of Tower Road. Kunze Lane bisects the middle of the parcel, located between proposed parcels 2 and 3. The request is to replat Parcel 1 of Partition Plat 2014-05 into three parcels of the following approximate acreages: 12.7 acres,

85.5 acres, and 208 acres. Criteria for approval include Morrow County Zoning Ordinance Article 5 Land Partition Section 5.030 and 5.075 Replatting.

III. Public Hearing. Conditional Use Permit CUP-N-383-24: Martin Guzman, Applicant, and Owner. 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 2500 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.

IV. Public Hearing. Conditional Use Permit CUP-N-384-24: Martin Guzman, Applicant, and Owner. 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 2000 of Assessor's Map 4N25E20A. The subject parcel is zoned Suburban Residential (SR) and is located 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.

7. **Other Business:** January monthly update
ADU discussion per Brian Thompson

8. **Correspondence:**

9. **Public Comment:**

10. **Adjourn**

Next Meeting: Tuesday, February 25, 2025, at 6:00 p.m.
Location: Morrow County Government Center, Irrigon, OR

ELECTRONIC MEETING INFORMATION

Morrow County Planning is inviting you to a scheduled Zoom meeting. Topic: Planning Commission
Time: January 28, 2025, 6:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/6554697321?pwd=dFMxR2xlaGZkK1ZJRFVrS1Q0SmRxUT09&omn=84249165172>

Meeting ID: 655 469 7321

Passcode: 513093

Find your local number: <https://us02web.zoom.us/j/kdmj6471tm>

Should you have any issues connecting to the Zoom meeting, please call 541-922-4624. Staff will be available at this number after hours to assist.

This is a public meeting of the Morrow County Planning Commission and may be attended by a quorum of the Morrow County Board of Commissioners. Interested members of the public are invited to attend. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours before the meeting to Tamra Mabbott at (541) 922-4624, or by email at tmabbott@co.morrow.or.us.