

**Draft Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, February 25, 2025, 6:00 pm
Morrow County Government Center
215 NE Main Ave Irrigon, OR**

COMMISSIONERS PRESENT:

Stacie Ekstrom, Chair
Karl Smith
Liz Peterson
Trip Finch
Brian Thompson
Charlene Cooley
Stephen Henthorn

COMMISSIONERS ABSENT:

John Kilkenny

ATTENDANCE via ZOOM:

Andy Cemore

STAFF PRESENT:

Tamra Mabbott, Planning Director
Jim Bagley, Principal Planner
Kaitlin Kennedy, Code Compliance Planner
Michaela Ramirez, Administrative Assistant

Staff Zoom:

Stephen Wrecsics, GIS Analyst
Clint Shoemake, Planning Technician

1. CALL TO ORDER

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

2. ROLL CALL

3. PLEDGE

4. APPROVAL OF JANUARY 28, DRAFT MINUTES

Recommended Action: Approve

Action: Approved

Presented by: Planning Director Tamra Mabbott

I. Continued Land Partition LP-N-529-24, Replat R-N-88-24: City of Boardman, Applicant, and Owner:

Conflicts of interest: None

Request: 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.

Chair Ekstrom opened the testimony part of the Public Hearing

Testifying Parties:

Carla McLane, 200 Center Circle, Boardman, OR 97818
Brandon Hammond, Boardman City Manager, Boardman, OR

Questions or Comments by Commissioners for Applicant: None

Proponents: None

Opponent:

Neutral:

Recommended Action: Approve Land Partition LP-N-529-24, Replat R-N-88-24

Motion: Approve Land Partition LP-N-529-24, Replat R-N-88-24

Motion by: Commissioner

Seconded by: Commissioner

Vote: All voted

Action: Approved

Presented by: Code Compliance Planner Kaitlin Kennedy

II. Conditional Use Permit CUP-N-378-24: Victor Calvillo, Applicant, and Owner

Conflicts of interest: None

Request: To allow the storage and operation of a commercial trucking business on a residential property. The property is described as Tax Lot 5800 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:

Proponents: None

Opponents: None

Neutral: None

Questions or Comments for Applicant by Commissioners: Commissioner Finch, Henthorn

Recommended Action: Approve Conditional Use Permit CUP-N-378-24

Motion: Approve Conditional Use Permit CUP-N-378-24

Motion by: Commissioner

Seconded by: Commissioner

Vote: All voted

Action: Approved

Presented by: Code Compliance Planner Kaitlin Kennedy

III. Conditional Use permit CUP-N-385-25: Eudoro Cardenas Herrera, Applicant, and Owner

Conflicts of interest: None

Request: To allow the storage and operation of a commercial trucking business on a residential property. The property is described as Tax Lot 403 of Assessor's Map 5N26E22D01. The subject parcel is zoned Rural Residential (RR) and is located outside of the City of Irrigon's 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-F: Commissioner Peterson

Seconded by: Commissioner

Vote: All voted

Action: Approved

Chair Ekstrom opened the testimony part of the Public Hearing

Testifying Parties:

Questions or Comments by Commissioners for Applicant: Commissioner

Proponents: None

Opponent:

Neutral:

Rebuttal from the Applicant:

Questions or Comments by County Counsel: Dan Kearns

Questions or Comments by Staff: Director Mabbott

Anyone wanting to keep the record open or continue: Jim Doherty

Questions or Comments by Commissioner: Chair Ekstrom

Questions or Comments by County Counsel: Dan Kearns

Questions or Comments by Commissioner for Staff: Commissioner

Recommended Action: Approve **Conditional Use permit CUP-N-385-25**

Motion: Approve **Conditional Use permit CUP-N-385-25**

Motion by: Commissioner

Seconded by: Commissioner

Vote: All voted

Action: Approved

Other Business: Code Compliance Update -Kaitlin Kennedy
Long-range priorities, Director Mabbott

Correspondence: None

Public Comment:

Adjourned: Meeting adjourned at 0:00 PM

Next Meeting: Tuesday, March 25, 2025, at 6:00 p.m. The next meeting will be held in Heppner, OR in the Bartholomew Building.

**Respectfully submitted,
Michaela Ramirez**