



PLANNING DEPARTMENT

P.O. Box 40 | Irrigon, Oregon 97844
 (541) 922-4624 or (541) 676-9061 x 5503
 FAX: (541) 922-3472

AGENDA

Morrow County Planning Commission
Tuesday, December 3, 2024, 6:00 pm
Morrow County Government Center, Irrigon, OR
[For Electronic Participation See Meeting Information on Page 2](#)

Members of Commission

Stanley Anderson
 Charlene Cooley
 Stacie Ekstrom, Chair

Tripp Finch
 John Kilkenny, Vice Chair

Elizabeth Peterson
 Karl Smith
 Brian Thompson

Members of Staff

Tamra Mabbott, Planning Director
 Stephen Wrecsics, GIS Analyst
 Michaela Ramirez, Administrative Assistant

Kaitlin Kennedy, Compliance Planner
 Clint Shoemake, Planning Tech

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Minutes:** (Draft) November 14, 2024 & October 29, 2024 [pgs. 4-8](#)
5. **Public Hearings** to begin at 6:00 PM (COMMISSION ACTION REQUIRED):
Presented by: Code Compliance Planner Kaitlin Kennedy [pgs. 14-32](#)

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

Presented by: Code Compliance Planner Kaitlin Kennedy [pgs. 34-51](#)

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

Presented by: Planning Director Tamra Mabbott [pgs. 53-77](#)

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

- 6. **Other Business:**
- 7. **Correspondence:**
- 8. **Public Comment:**
- 9. **Adjourn:**

Next Meeting: Tuesday, January 28, 2025, at 6:00 p.m.
Location: Bartholomew Building, Heppner, OR

ELECTRONIC MEETING INFORMATION

Morrow County Planning is inviting you to a scheduled Zoom meeting. Topic: Planning Commission
Time: December 3, 2024, 6:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/6554697321?pwd=dFMxR2xlaGZkK1ZJRFVrS1Q0SmRxUT09&omn=82399460065>

Meeting ID: **655 469 7321**

Passcode: **513093**

Find your local number: <https://us02web.zoom.us/u/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.

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**Draft Minutes of the Public Meeting of the
Morrow County Planning Commission
Thursday, November 14, 2024, 6:00 pm
Morrow County Government Center
215 NE Main Ave Irrigon, OR**

COMMISSIONERS PRESENT:

Stacie Ekstrom, Chair
Karl Smith
Liz Peterson
Charlene Cooley
Stanley Anderson
John Kilkenny

COMMISSIONERS ABSENT:

Tripp Finch

ATTENDANCE via ZOOM:

Brian Thompson

STAFF PRESENT:

Tamra Mabbott, Planning Director
Daisy Goebel, Principal 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 6:01 PM

2. ROLL CALL**3. PLEDGE**

Presented by Planning Director Tamra Mabbott

Continued Hearing - Land Use Decision LUD-N-75-24, Port of Morrow Applicant, and owner. This hearing was continued from the October 29, 2024 Planning Commission meeting.

Conflicts of interest: None

Request: Land Use Decision application to allow Port of Morrow to 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 I, J, K, L, L.1, L.2, L.3, L.4, L.5, L.6, L.7, M, M.1, M.2, N, O, P, Q, R, and S, to the record: Commissioner Peterson

2nded by: Commissioner Kilkenny

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:

Applicant: Sarah Stauffer Curtis, Steel Rives LLP, 760 SW 9th Ave, Portland, OR
Miff Devin, Port of Morrow, PO Box 200, Boardman, OR

Questions or Comments by Commissioner for Applicant: Commissioner Kilkenny

Proponents: Debbie Radie, Boardman Foods, PO Box 296, Irrigon, OR

Opponents: Drew Martin, 3370 10th St, Baker, OR representing Meenderinck Land Co., LLC
Pete Meenderinck, PO Box 1011, Hermiston, OR
Tressa Meenderinck, PO B0x 1011, Hermiston, OR
Kaleb Lay, Oregon Rural Action, PO Box 1231, La Grand, OR

Question or Comment for Opponents from Commissioners: Chair Ekstrom, Commissioner Kilkenny

Question or Comment for Opponents from Staff: Director Mabbott

Neutral: None

Applicant rebuttal: Sarah Stauffer Curtis, Steel Rives LLP, 760 SW 9th Ave, Portland, OR
Miff Devin, Port of Morrow, PO Box 200, Boardman, OR
Michael Campbell, 760 SW 9th Ave, Portland, OR

Question or Comment by Commissioner for Applicant: Commissioner Peterson

Question or Comment by Staff for Applicant: Director Mabbott

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

Anyone wanting to keep the record open or continue: None

Motion to close the Public Hearing: Commissioner Kilkenny

2nded by: Commissioner Cooley

Vote: All voted

Action: Approved

The Public Hearing is closed.

Question or Comment by Commissioners for Counsel: Chair Ekstrom, Kilkenny, Thompson, Peterson

Question or Comment by Staff for Counsel: Director Mabbott

Conditions of Approval

1. The area permitted for land application of wastewater shall exclude the buffer area shown in red in Figure 2. The Port may irrigate the buffer area with irrigation water but shall not apply industrial wastewater or reclaimed water.

Motion to approve the application with the condition listed: Commissioner Kilkenny

2nded by: Commissioner Smith

Vote: All voted

Action: Approved

The meeting adjourned at 7:45 PM

Respectfully submitted,

Michaela Ramirez

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**Draft 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: to approve **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 **Vote:** All voted **Action:** Approved**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

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**PRELIMINARY FINDINGS OF FACT
CONDITIONAL USE REQUEST
CUP-N-379-24**

REQUEST: To allow a Home Occupation Permit in a Suburban Residential (SR) Zone for the operation of a small commercial trucking business.

APPLICANT/OWNER: Javier Martinez Olguin
PO Box 787
Boardman, OR 97818

PROPERTY DESCRIPTION: Tax Lot 3100 of Assessor's Map 4N25E20A

PROPERTY LOCATION: ± 937 feet south of Kunze Lane, within the Boardman Urban Growth Boundary (UGB) on Hilltop Drive., west of the centralized West Glen Subdivision.

- I. BACKGROUND INFORMATION:** The subject site is approximately 1.0 acre and is within both the Suburban Residential (SR) zone and the City of Boardman UGB. This Conditional Use Permit application requests a Home Occupation Permit to allow the applicant to operate and park four ten-wheeler commercial trucks and a trailer bed on the property. The applicant has been operating commercial trucks on the site for some time and submitted the CUP application in response to code enforcement actions. The applicant is one of more than a dozen commercial truck operators currently utilizing residential property within the West Glen Residential Area (SR zoning) without the appropriate land use approvals. The approval of this CUP will serve to rectify outstanding code violations while providing specific parameters for the operation of the existing business.

Because the subject property is located within the Boardman UGB, there are direct concerns with the use being compatible with city zoning designations in the event of future annexation. Access to the site requires the use of approximately a quarter of a mile of substandard public roads that are not currently maintained or subject to a maintenance or usage agreement.

MCZO Section 3.050.C.2 Limitations on Uses allows a landowner "to use a truck or tractor unit as personal transportation to the resident parcel. No more than one (1) truck or tractor unit is allowed per parcel." Applicant is proposing to have four commercial trucks and a trailer bed to be parked on his property and operated seasonally.

- II. STAFF RECOMMENDATION:** The county has initiated a neighborhood-based code compliance effort to address growing concerns regarding unregulated commercial trucking operations and impacts to public roads in West Glen as well as other affected neighborhoods throughout the county. Staff understand that this effort puts property

owners such as the Olguin's in a difficult situation, as they have been operating their business on their residential property for many years for agricultural purposes. Staff is neither recommending the approval or denial of this CUP.

- III. **COMPLIANCE WITH MORROW COUNTY ZONING ORDINANCE SECTIONS 3.050, 6.030, 6.050, and 6.075.** The requirements for approval are listed below in **bold type**, followed by a response in standard type.

SECTION 3.050 SUBURBAN RESIDENTIAL ZONE, SR

The SR Zone accommodates small lot development and transition to urban type densities and uses within an urban growth boundary. In an SR Zone, the following regulations shall apply:

- B. **Conditional Uses Permitted.** In an SR Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements set forth in Article 6.
8. **Home occupations conducted in a structure accessory to the dwelling, provided that all other limitations of home occupations are observed.**

Finding: The applicant proposes parking the four ten-wheelers and a trailer bed along the southeast end of the parcel where they will be minimally visible from the road and/or adjacent residences.

SECTION 6.030 GENERAL CONDITIONS.

In addition to the standards and conditions set forth in a specific zone, this article, and other applicable regulations; in permitting a new conditional use or the alteration of an existing conditional use, the Commission may impose conditions which it finds necessary to avoid a detrimental impact and to otherwise protect the best interests of the surrounding area or the County as a whole. These conditions may include the following:

- A. **Limiting the manner in which the use is conducted including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.**

Finding: The proposed use shall be operated in a way that will not intentionally disturb neighboring residences. The Olguin's have operated commercial trucks on the subject property for several years and the county with few specific concerns directly related to their existing operation. Nonetheless, the county has received general complaints related to the operation of commercial trucks in the vicinity of the subject site. The proposed home occupation has the potential to generate some noise and traffic. The recommended conditions of approval attempt to mitigate anticipated and expressed concerns. The applicant did not provide specific details on operation times or activity taking place onsite. However, similar operations have indicated that operations start at approximately 6-7AM

and return approximately between 5:00PM and 6:00PM. Previous Planning Commission approvals have included a 6:00AM to 6:00PM window for operation, this has also been included as a Condition of Approval for this application. Any minor maintenance, such as tire and oil changes, must be conducted during hours that comply with the noise standards outlined in the Morrow County Code Enforcement Ordinance.

Any complaints received of operations outside of these hours may result in a review of the activity and potential revocation of the permit.

B. Establishing a special yard or other open space or lot area or dimension.

Finding: This proposed use will use existing lot area. Planning staff do not recommend any additional requirements for open space.

C. Limiting the height, size or location of a building or other structure.

Finding: This application does not include the approval of new buildings or accessory structures. Staff do not recommend any additional limitations on height, size, or location of the structures.

D. Designating the size, number, location and nature of vehicle access points.

1. **Where access to a county road is needed, a permit from Morrow County Public Works department is required. Where access to a state highway is needed, a permit from ODOT is required.**

Finding: The existing access to the site is from Hilltop Drive. This road is a dedicated public roadway not maintained by the county.

2. **In addition to the other standards and conditions set forth in this section, a TIA will be required for all projects generating more than 400 passenger car equivalent trips per day. A TIA will include: trips generated by the project, trip distribution for the project, identification of intersections for which the project adds 30 or more peak hour passenger car equivalent trips, and level of service assessment, impacts of the project, and mitigation of the impacts. If the corridor is a State Highway, use ODOT standards.**

Finding: This action will not trigger the need for a Traffic Impact Analysis as it will not generate more than 400 passenger car equivalent trips per day. According to the Applicant's narrative, the trucks enter and exit the property once per day during the operational season. During the remaining months of the year, the trucks sit dormant on the subject parcel. This analysis does not trigger the need for a TIA analysis in and of itself. Deviation from the proposed use plan may result in a review of the activity and potential revocation of the permit.

E. Increasing the amount of street dedication, roadway width or improvements within the street right-of-way.

Finding: No increase in street dedication, roadway width, or improvements in the right-of-way are proposed by the applicant. The streets that will be impacted by the proposal consist of substandard Public Roads that are not owned or maintained by the County or another entity. These preliminary Findings of Fact have been provided to Morrow County Public Works for their review and comment.

1. **It is the responsibility of the land owner to provide appropriate access for emergency vehicles at the time of development.**

Finding: Preliminary Findings of Fact have been provided to Boardman Fire and Rescue for their review and comment.

- F. **Designating the size, location, screening, drainage, surfacing or other improvement of a parking area or loading area.**

Finding: The subject parcel is located within the West Glen Residential Area. As identified on the site plan, the trucks will be parked on the east end of the parcel to minimize impacts to neighboring properties as well as visibility from the roadway. No public comments were received identifying concerns with the application, and staff does not recommend additional conditions of approval related to the parking of the trucks as proposed.

- G. **Limiting or otherwise designating the number, size, location, height, and lighting of signs.**

Finding: The Applicant has not requested signage for the Home Occupation. Any future signs must meet the sign requirements in the Morrow County Zoning Ordinance.

- H. **Limiting the location and intensity of outdoor lighting and requiring its shielding.**

Finding: Lighting is not proposed with the application. Any outdoor lighting other than typical residential lighting shall be limited and shielded from the roadway and neighboring residences.

- I. **Requiring diking, screening, landscaping or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance.**

Finding: The proposed use would not require diking, screening or landscaping to protect nearby property. Planning staff are not recommending any of these provisions due to the proposed use.

- J. **Designating the size, height, location and materials for a fence.**

Finding: Based on the current and proposed uses planning staff would not require any additional conditions related to fencing.

- K. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.**

Finding: The proposed home occupation will be limited to existing structures and will not create any foreseeable natural resource impacts based on the proposed use. Planning staff are not recommending additional conditions related to natural resources.

- L. Other conditions necessary to permit the development of the County in conformity with the intent and purpose of this Ordinance and the policies of the Comprehensive Plan.**

Finding: A copy of the Preliminary Findings of Fact has been provided to the City of Boardman for their review and comment. City may recommend additional conditions to apply at the time of any future city zoning due to annexation.

SECTION 6.050 STANDARDS GOVERNING CONDITIONAL USES

A conditional use shall comply with the standards of the zone in which it is located and with the standards set forth in this subsection.

- G. Home Occupations, when permitted as a conditional use and conducted as an accessory use, shall be subject to the following limitations:**

- 1. The home occupation is to be secondary to the main use of the property as a residence and shall be conducted within the same dwelling or in an accessory building on the same property.**

Finding: The primary use of the property is residential. The dwelling is the applicants' home and they will be conducting the home occupation within the existing buildings, with truck parking outside of the existing structures, as shown on the applicant's site plan. This criterion is met.

- 2. No structural alterations shall be allowed to accommodate the home occupation except when otherwise required by law, and then only after the plans for such alteration have been reviewed and approved by the Planning Commission. Such structural alterations shall not detract from the outward appearance of the building as an accessory structure to a residence.**

Finding: No structural alterations are proposed nor will be needed to accommodate the home occupation. This criterion is met.

- 3. One non-illuminated sign not to exceed 200 square inches and bearing only the name and occupation of the resident shall be permitted.**

Finding: No signs are proposed with this application. Any future signs will need to meet the requirements of the Morrow County sign ordinance. This criterion is met.

4. **No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interferences with radio or television reception, or other factors.**

Finding: No materials or mechanical equipment which is detrimental to adjoining properties is needed for the proposed use. This criterion is met.

5. **No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle or a trailer or the parking of customer's vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents or so as to necessitate off-street parking.**

Finding: Deliveries are not required for the proposed use. The proposal necessitates parking for four commercial trucks and a trailer bed on the subject site. Staff recognizes that the use has been ongoing for several years and does not anticipate that this will contribute to any disturbance to nearby residents. This criterion is met.

6. **Retail sales shall be limited or accessory to a service.**

Finding: Retail sales are not proposed with the application. This criterion is met.

7. **Be operated by a resident or employee of a resident of the property on which the business is located.**

Finding: The applicant has made known that the commercial operation will be operated by himself and persons which he employs. This criterion is met.

8. **The permit allowing a home occupation shall be reviewed every 12 months following the date the permit was issued and may continue the permit if the home occupation continues to comply with the requirements of this section.**

Finding: This permit will be reviewed annually with other home occupation permits as long as the proposed use continues.

SECTION 6.075. LENGTH OF PERMITS, PERMIT HOLDER, RENEWAL AND REVOCATION.

- A. **Length of Permit and Permit Holder: The County may evaluate how long a particular conditional use is expected to remain valid. Some conditional uses may be considered "permanent" as a fully developed use that "runs with the land" and it attaches to and benefits the land and is not limited to a particular landowner. The County may require the owner of the original conditional use permit to record the permitted use on the deed record.**

The permit is the responsibility of the current owner of the property, whether that is the original applicant or a successor.

A conditional use permit may allow a use that would benefit the permit owner on a sporadic or temporary basis until the purpose for the conditional use permit no longer exists. Upon termination of the use, the land must be in a condition that it may be re-developed in compliance with its current zoning designation. The County may authorize a conditional use permit until a particular date, for a stated period of time, or until the occurrence of a particular event. Additionally, the County may stipulate that a Conditional Use Permit will be reviewed or renewable after a stated time period.

Finding: The proposed home occupation does not have a designated term length. Staff recommend Planning Commission consider approving the permit for a period of one year with the ability to renew for an additional year, up to two times. The proposed use will be permitted, subject to annual review until the ownership of the land changes, or until the City of Boardman annexes the property. At that time, the proposed use would cease, and the property shall conform to applicable city zoning standards.

- B. Reviews and Renewals. If a review or renewal date is included as a condition by which a conditional use permit is granted, initial review would be ministerial and completed by the Planning Director. The holder of the conditional use permit will be required to make application and pay the requisite fee for review. The review would evaluate the permit conditions and adherence to them, determine if any changes had taken place with the uses allowed in the zone, and determine whether any complaints had been logged concerning the property or the conditional use. If any concerns arise further review will take place at a public hearing with notice. If no concerns arise the permit will be renewed.**

For conditional use permits without a review or renewal condition, or if complaints are received concerning a conditional use permit, the County may review any valid conditional use permit for compliance with the conditions of the permit. This review would be a ministerial review done by the Planning Director. If it is deemed necessary by the Planning Director to amend or revoke the permit, a public hearing with notice must be held before the Planning Commission. If action is based on a complaint the complainant may be required to pay any permit review or renewal application fees.

Finding: This home occupation shall be reviewed annually with other home occupations therefore no condition is necessary. However, the applicant shall maintain the home occupation as presented in the application. If complaints are received and it is found that the permit is being performed outside what has been proposed the applicant will be responsible for paying any applicable review or renewal application fees. This is listed as a condition of approval.

- C. **Revocation or Vacation. Any conditional use permit may be vacated by the current landowner or by the County after appropriate notice and hearing when:**
- **The use has been terminated and there is no expectation by the land owner and the County that the use will continue;**
 - **The use is not being conducted in compliance with the stated conditions of the permit, or**
 - **The County finds that the use jeopardizes the public health, safety and welfare of Morrow County and the use does not conform to the Morrow County Code Enforcement Ordinance or other adopted ordinances. (MC OR-1-2013)**

Finding: The County reserves the right to revoke the permit based on this criterion.

- III. **LEGAL NOTICE PUBLISHED:** November 13th, 2024
Heppner Gazette-Times
- November 13th, 2024
East Oregonian
- IV. **AGENCIES NOTIFIED:** Brandon Hammond, City of Boardman; Greg McIntire, Building Official; Eric Imes and Mike Haugen, Morrow County Public Works; Bev Bridgewater, West Extension Irrigation District; Mike Hughes and Marty Broadbent, Boardman Fire District.
- V. **PROPERTY OWNERS NOTIFIED:** November 13th, 2024
- VI. **HEARING DATE:** December 3rd, 2024
North Morrow Government Building
Irrigon, Oregon
- VII. **PLANNING COMMISSION:**
- Option #1: The Planning Commission may deny CUP-N-379-24.
- Option #2: The Planning Commission may approve CUP-N-379-24 subject to the following CONDITIONS OF APPROVAL:

1. The applicant shall maintain the home occupation as presented in the application. No more than four ten-wheelers and one trailer bed are permitted to operate under this permit.

2. All commercial activity shall occur within regular business hours of 6:00 AM – 6:00 PM.
3. No more than five full-time or part-time persons will be employed on the site at any one time.
4. Noise, traffic, lighting, and other potential impacts to neighboring properties shall be limited to those generally anticipated for a typical residential use. No major mechanical work is permitted in conjunction with the home occupation.
5. This permit is valid with annual review until the ownership of the land changes, at which time the landowner will need to apply for a new conditional use permit. Or until the property is annexed into the City of Boardman, at which time the proposed use will cease, and the property shall conform to applicable city zoning standards and regulations.
6. Any proposed signage will need to meet the requirements of the Morrow County Zoning Ordinance and receive Zoning Permit Approval.
7. Applicant shall submit a final site plan showing the parking area and the septic drain field area and obtain a Zoning Permit.

MORROW COUNTY PLANNING COMMISSION

Stacie Ekstrom, Chair

Date

Attachments:

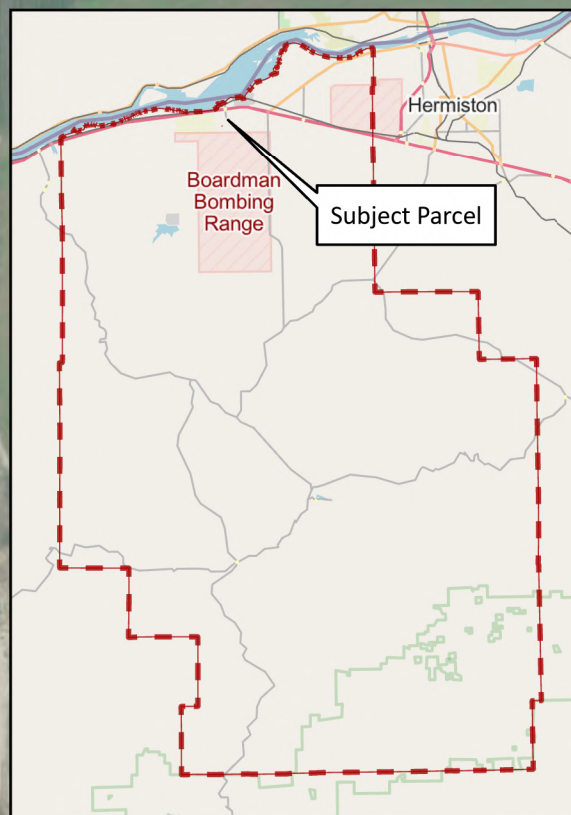
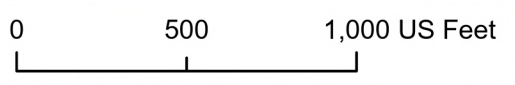
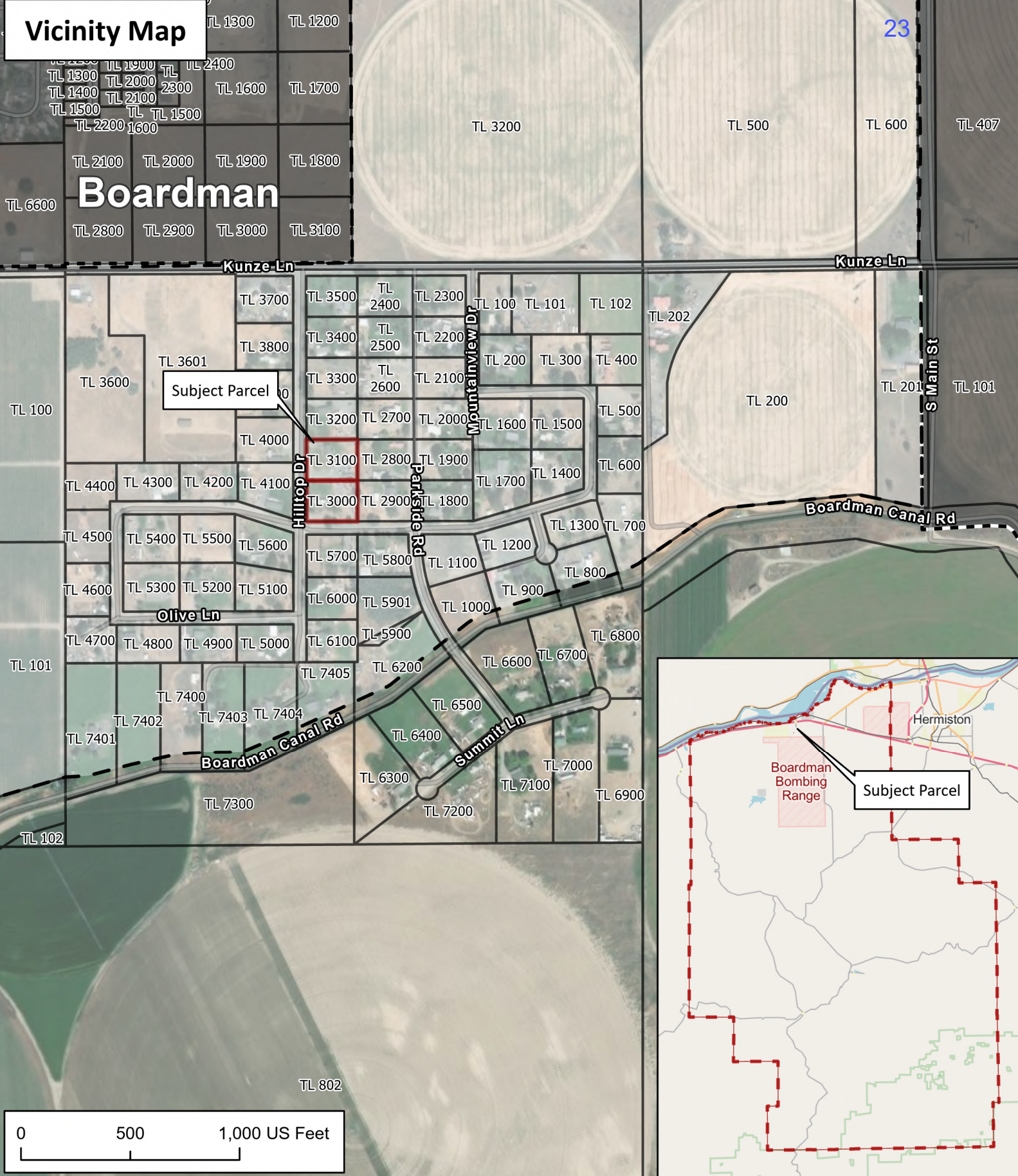
- A. Vicinity Map
- B. Application with Attachments

Vicinity Map

23

Boardman

Subject Parcel



CUP-N-379-24

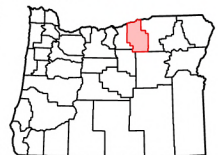
CUP-N-380-24

Javier Martinez Olguin
4N25E20A TL300 & 3100

- City Limits
- Morrow County Tax Lot
- UGB
- Morrow County Boundary
- Subject Parcels

Coordinate System:
NAD 1983 HARN StatePlane Oregon North FIPS 3601
Projection: Lambert Conformal Conic
Datum: North American 1983 HARN

Cartography By: Stephen Wrecsics
Wednesday, October 16, 2024
Morrow County Planning Department



CORRECTED	OWNER 1	OWNER 2	MAIL ADDRESS	CITY	STATE	ZIPCODE
4N25E20A 5100	REYES, JUANITA		1492 NE KENNA DR	HERMISTON	OR	97838
4N25E20A 2700	JIMENEZ, CARLOS & JIMENEZ, LETICIA M		78568 PARKSIDE DR	BOARDMAN	OR	97818
4N25E20A 3300	SMITH, HAZEL J		78571 HILLTOP RD	BOARDMAN	OR	97818
4N25E20A 2600	GUZMAN, MARTIN M & GUZMAN, ELVA		78594 PARKSIDE DR	BOARDMAN	OR	97818
4N25E20A 5600	MADRIGAL, MARIA GUZMAN		78800 DOWNEY LN	BOARDMAN	OR	97818
4N25E20A 4100	CALVILLO, FLORA & ETAL		PO BOX 1163	BOARDMAN	OR	97818
4N25E20A 3900	TRUJILLO ALBARRAN, ANTONIO ET AL		PO BOX 1194	BOARDMAN	OR	97818
4N25E20A 5700	CALVILLO, REYES		PO BOX 1364	BOARDMAN	OR	97818
4N25E20A 4000	MENDOZA, REYES CALVILLO & AVILA, ELVIA		PO BOX 1364	BOARDMAN	OR	97818
4N25E20A 5800	MENDOZA, VICTOR CALVILLO		PO BOX 1397	BOARDMAN	OR	97818
4N25E20A 2800	WEST GLEN	PACHECO, SALVADOR (C)	PO BOX 405	BOARDMAN	OR	97818
4N25E20A 2900	MENDOZA, VERONICA SANCHEZ ET AL		PO BOX 521	BOARDMAN	OR	97818
4N25E20A 3200	SANCHEZ, BENITO		PO BOX 678	BOARDMAN	OR	97818
4N25E20A 3100	OLGUIN, JAVIER MARTINEZ		PO BOX 787	BOARDMAN	OR	97818
4N25E20A 3000	WEST GLEN	MARTINEZ, BRIGIDO (DEED)	PO BOX 787	BOARDMAN	OR	97818

CUP-N-379-24 & CUP-N-380-24 | Javier Martinez Olguin | SR 250ft. notice.

4N25E20A T13000 & 3100.
S:\Planning\CUP\North\2024



LAND USE APPLICATION CONDITIONAL USE REQUEST

FILE NUMBER CUP-N-379-24

Date Received 09/25/2024

Date Deemed Complete 10/13/2024

Applicable Zoning Ordinance Criteria: _____

Applicant:

Name(s) Javier Martinez Olguin

Address 78545 Hilltop Dr. Boardman OR 97818

Phone 541-371-0958 E-mail address mariaandrade487@yahoo.com

Legal Owner: (if different from applicant)

Name(s) Javier Martinez Olguin

Address 78545 Hilltop Dr. Boardman OR 97818

Proposed Conditional Use:

Description of Request and the Proposed Use:

4 Trucks and a trailer bed to be parked on property at 78545 Hilltop Dr.

Existing Property Description:

Township 4N Range 25E Section 20A Tax Lot(s) 3100

Zoning Designation SR Suburban Residential

(If EFU or FU, soil information is required with your statement)

Located within an UGB? Yes If yes, which city? Boardman

Physical Address 78545 Hilltop Dr. Boardman OR 97818

General Location Corner of Hilltop Dr. off Ridgecrest and Westview Dr.

Public Road Access Hilltop Dr, Westview Dr, Ridgecrest Ln
 Improvement Type and Condition of Road None
 Fire Protection District or Method BFD
 Solid Waste Disposal Method Sanitary Disposal
 Existing Use of the Property Residential & Commercial Use

Please provide a statement with the following information to the Planning Department:

1. A plot plan of the property with existing and proposed structures and roads and accesses
2. Existing and proposed water supply
3. Existing and proposed sewage disposal method
4. Utilities and other public services provided
5. Signs and/or lighting required
6. Parking/loading and fencing required
7. Drainage, is the land or any portion of it subject to flooding?
8. What, if any, change will there be in traffic use of the existing access?
9. Will the proposed use generate more than 400 automobile trips per day?
10. Will any new access be required?
11. A description of how the proposal will be compatible with surrounding land uses.
12. How the proposal will protect and preserve existing natural resources such as trees, vegetation, water resources and wildlife habitat and whether diking, screening or other landscaping will be required to protect nearby properties and habitats.

The applicant is responsible for providing all of the information to show compliance with the standards for approval. If you are unsure of the standards required by the code, the Planning Department will be happy to provide them, but it is the applicant's duty to prove to us your proposal meets all of the given code requirements. Your plot plan and narrative should show or answer the above details as well as address specific issues about your particular application as well.

Signatures:

I(we), the undersigned, acknowledge that I am familiar with the standards and limitations set forth by the Morrow County Zoning Ordinance and that additional information and materials may be required, as provided by the Zoning Ordinance and Comprehensive Plan. I propose to meet all standards set forth by the County's Zoning Ordinance and any applicable State and Federal regulations. I(we) certify that the statements and information provided with this application are true and correct to the best of my knowledge.

Signed: *Mon Elvira Martin* *[Signature]*
 (Applicant) (Applicant)

 (Legal Owner) (Legal Owner)

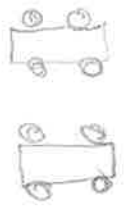
If this application is not signed by the property owner a letter authorizing signature by the applicant must be attached.

Date: 10-15-24 Fee: _____

Morrow County Planning Department
 P.O. Box 40, Irrigon Oregon 97844
 (541) 922-4624 FAX: (541) 922-3472

- 1.) NA
- 2.) Well water
- 3.) ~~NA~~ Septic
- 4.) UEC
- 5.) NA
- 6.) NA
- 7.) NA
- 8.) NA
- 9.) NO
- 10.) NO
- 11.) NO
- 12.) Everything is going to remain the same.

Highway Drive road



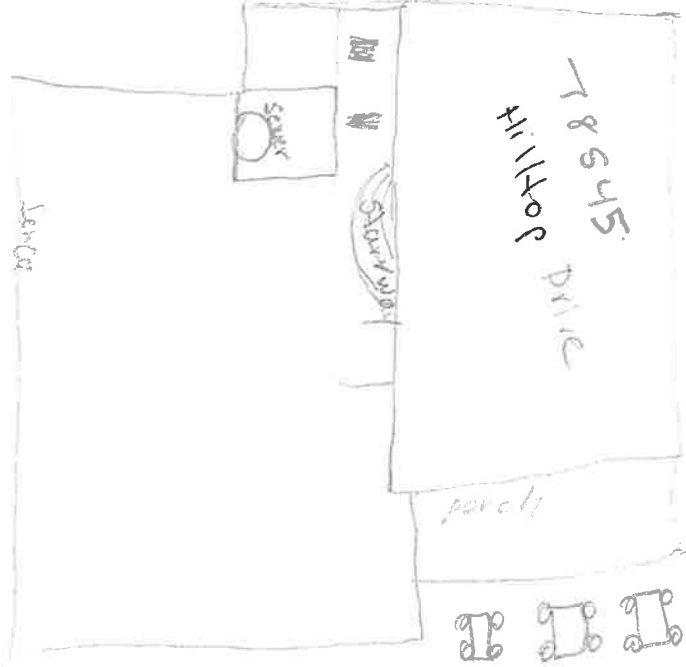
Back Yard



children coop

shed

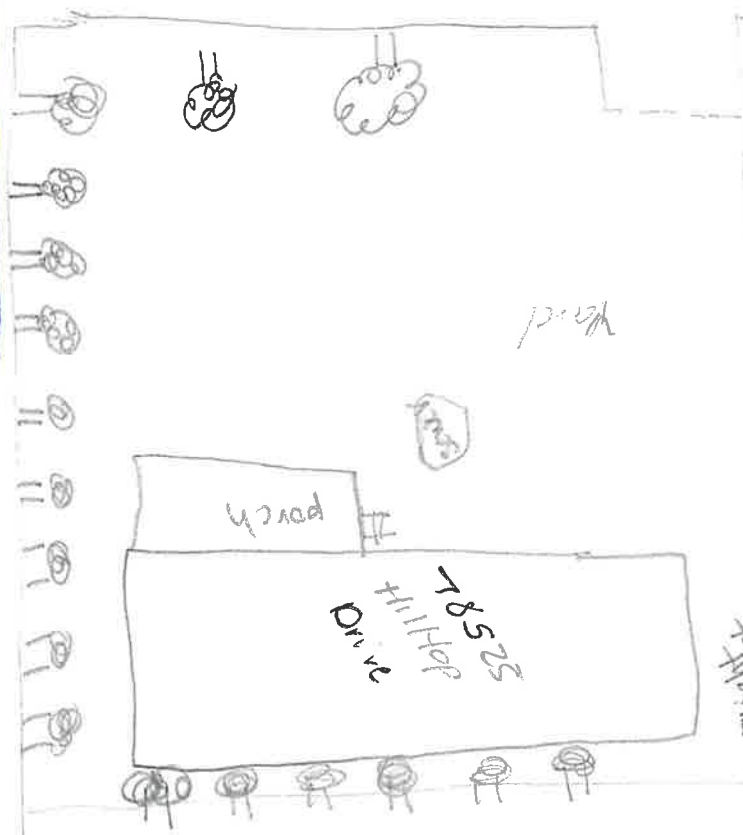
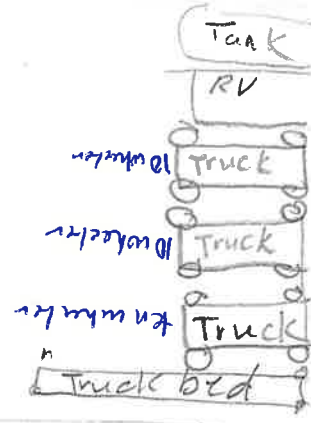
28 chicken coop



Yard



Drive way entrance gravel



fence

2. Such uses or related buildings shall be at least 30 feet from a side or rear lotline.
3. Such uses may be built to exceed the height limitations of the zone in which it is located to a maximum height of 50 feet if the total floor area of the building does not exceed the area of the site and if the yard dimensions in each case are equal to at least two-thirds of the height of the principal structure.

E. Clinics, clubs, lodges, fraternal organizations, community centers and grange halls, golf courses, grounds and buildings for games or sports, country clubs, swimming, boating, tennis clubs, and similar activities, governmental structures and land uses, parks, playgrounds. In considering the above, the Planning Commission may authorize the conditional use after assurance that the following are to be provided:

1. Adequate access from principal streets.
2. Adequate off-street parking.
3. Adequate building and site design provisions to minimize noise and glare from the building and site.

F. Dog Pounds and Kennels: The Planning Commission may authorize a dog pound or kennel as a conditional use provided that building and site design provisions are adequate to minimize noise and odor. When necessary to protect surrounding properties, the Planning Commission may require a sight-obscuring fence or hedge, and may restrict vehicular access and loading facilities, especially those required by trucks transporting large animals.

G. Home Occupations, when permitted as a conditional use and conducted as an accessory use, shall be subject to the following limitations:

1. The home occupation is to be secondary to the main use of the property as a residence and shall be conducted within the same dwelling or in an accessory building on the same property.
2. No structural alterations shall be allowed to accommodate the home occupation except when otherwise required by law, and then only after the plans for such alteration have been reviewed and approved. Such structural alterations shall not detract from the outward appearance of the building as an accessory structure to a residence.
3. One non-illuminated sign not to exceed 200 square inches and bearing only the name and occupation of the resident shall be permitted. Applicant must show consistency with applicable sign provisions in Article 4 of this Ordinance. *NA*
4. No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interferences with radio or television reception, or other factors.
5. No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle or a trailer or the parking of customer's vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents or so as to necessitate off-street parking.

6. Retail sales shall be limited or accessory to a service.
7. Be operated by a resident or employee of a resident of the property on which the business is located.
8. The permit allowing a home occupation shall be reviewed every 12 months following the date the permit was issued and may continue the permit if the home occupation continues to comply with the requirements of this section.
9. Employ on the site no more than five full-time or part-time persons.
10. Not unreasonably interfere with other uses permitted in the zone in which the property is located.
11. When a bed and breakfast facility is sited as a home occupation on the same tract as a winery established pursuant to Section 3.010 and is operated in association with the winery:
 - a. The bed and breakfast facility may prepare and serve two meals per day to the registered guests of the bed and breakfast facility; and
 - b. The meals may be served at the bed and breakfast facility or at the winery.

H. Landfill, solid waste disposal site: The Planning Commission may authorize a landfill or other solid waste disposal site as a conditional use, subject to the following standards:

1. The facility shall be designed to minimize conflicts with existing and permitted uses allowed under plan designations for adjacent parcels as outlined in policies of the Comprehensive Plan.
2. The facility must be of a size and design to minimize noise or other detrimental effects when located adjacent to farm, forest, and grazing dwellings or a residential zone.
3. The facility shall be fenced when the site is located adjacent to dwelling(s) or a residential zone, and landscaping, buffering, and/or screening shall be provided.
4. If located in a forested area, the county shall condition approval to ensure that minimum fire safety measures will be taken, including but not limited to requiring that the area surrounding the facility is kept free from litter and debris.
5. Access roads or easements for the facility shall be improved to the county's Transportation System Plan standards and comply with grades recommended by the Public Works Director.
6. The county may limit hours of operation for the facility to be compatible with adjacent uses.
7. Comply with other conditions deemed necessary.

I. Mining, or other extraction activity: The following uses shall be permitted subject to the review

Home Occupations

- 1.) Our trucking business complies with home occupation guidelines by ensuring that it remains secondary to the primary use of the property as a residence. All business-related activities are conducted within the main dwelling on the same property and meeting necessary requirements.
- 2.) Our trucking business company is operated within our residential home. But no structural alterations have been made to the property to accommodate the business.
- 3.) NA
- 4.) Balancing business activities with maintaining peaceful ~~moment~~ environment for our neighbors is to set operating hours and avoiding early morning or late night operations try doing them when neighbors are at work and are less likely to be affected.
- 5.) NA
- 6.) NA
- 7.) Yes, the business can be operated by a resident or employee of the resident on the property where the business is located. The condition ensures that the business activity is managed by the individuals who live on the property and work the premises likely promoting familiarity and sense of ownership over operations conducted there.

8.) That it clearly states the periodic review and condition for the premises permit continuation based on compliance with the regulations.

9.) Yes we are going to have some no more than 5.

10.) No infractions what so ever

11.) When a bed and breakfast is operated as a home occupation on the same property as a winery it may prepare and serve 2 meals per day to its registered guests. And they can be served either at ^{the} bed and breakfast facility or at the winery.

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**PRELIMINARY FINDINGS OF FACT
CONDITIONAL USE REQUEST
CUP-N-380-24**

REQUEST: To allow a Home Occupation Permit in a Suburban Residential (SR) Zone for the operation of a small commercial trucking business.

APPLICANT/OWNER: Javier Martinez Olguin
PO Box 787
Boardman, OR 97818

PROPERTY DESCRIPTION: Tax Lot 3000 of Assessor's Map 4N25E20A

PROPERTY LOCATION: ± 1400 feet south of Kunze Lane, within the Boardman Urban Growth Boundary (UGB) on Hilltop Drive, west extent of the centralized West Glen Subdivision.

- I. BACKGROUND INFORMATION:** The subject site is approximately 1.0 acre and is within both the Suburban Residential (SR) zone and the City of Boardman UGB. This Conditional Use Permit application requests a Home Occupation Permit to allow the applicant to operate and park five ten-wheeler commercial trucks and a trailer on the property. The applicant has been operating commercial trucks on the site for some time and submitted the CUP application in response to code enforcement actions. The applicant is one of more than a dozen commercial truck operators currently utilizing residential property within the West Glen Residential Area (SR zoning) without the appropriate land use approvals. The approval of this CUP will serve to rectify outstanding code violations while providing specific parameters for the operation of the existing business.

Because the subject property is located within the Boardman UGB, there are direct concerns with the use being compatible with city zoning designations in the event of future annexation. Access to the site requires the use of approximately a quarter of a mile of substandard public roads that are not currently maintained or subject to a maintenance or usage agreement.

MCZO Section 3.050.C.2 Limitations on Uses allows a landowner "to use a truck or tractor unit as personal transportation to the resident parcel. No more than one (1) truck or tractor unit is allowed per parcel." Applicant is proposing to have five commercial trucks and a trailer to be parked on his property and operated seasonally.

- II. STAFF RECOMMENDATION:** The county has initiated a neighborhood-based code compliance effort to address growing concerns regarding unregulated commercial trucking operations and impacts to public roads in West Glen as well as other affected neighborhoods throughout the county. Staff understand that this effort puts property

owners such as the Olguin's in a difficult situation, as they have been operating their business on their residential property for many years for agricultural purposes. Staff is neither recommending the approval or denial of this CUP.

- III. **COMPLIANCE WITH MORROW COUNTY ZONING ORDINANCE SECTIONS 3.050, 6.030, 6.050, and 6.075.** The requirements for approval are listed below in **bold type**, followed by a response in standard type.

SECTION 3.050 SUBURBAN RESIDENTIAL ZONE, SR

The SR Zone accommodates small lot development and transition to urban type densities and uses within an urban growth boundary. In an SR Zone, the following regulations shall apply:

- B. **Conditional Uses Permitted.** In an SR Zone, the following uses and their accessory uses are permitted when authorized in accordance with the requirements set forth in Article 6.
8. **Home occupations conducted in a structure accessory to the dwelling, provided that all other limitations of home occupations are observed.**

Finding: The applicant proposes parking the five ten-wheeler along the east end of the parcel where they will be minimally visible from the road and/or adjacent residences.

SECTION 6.030 GENERAL CONDITIONS.

In addition to the standards and conditions set forth in a specific zone, this article, and other applicable regulations; in permitting a new conditional use or the alteration of an existing conditional use, the Commission may impose conditions which it finds necessary to avoid a detrimental impact and to otherwise protect the best interests of the surrounding area or the County as a whole. These conditions may include the following:

- A. **Limiting the manner in which the use is conducted including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.**

Finding: The proposed use shall be operated in a way that will not intentionally disturb neighboring residences. The Olguin's have operated commercial trucks on the subject property for several years and the county with few specific concerns directly related to their existing operation. Nonetheless, the county has received general complaints related to the operation of commercial trucks in the vicinity of the subject site. The proposed home occupation has the potential to generate some noise and traffic. The recommended conditions of approval attempt to mitigate anticipated and expressed concerns. The applicant did not provide specific details on operation times or activity taking place onsite. However, similar operations have indicated that operations start at approximately 6-7AM

and return approximately between 5:00PM and 6:00PM. Previous Planning Commission approvals have included a 6:00AM to 6:00PM window for operation, this has also been included as a Condition of Approval for this application. Any minor maintenance, such as tire and oil changes, must be conducted during hours that comply with the noise standards outlined in the Morrow County Code Enforcement Ordinance.

Any complaints received of operations outside of these hours may result in a review of the activity and potential revocation of the permit.

B. Establishing a special yard or other open space or lot area or dimension.

Finding: This proposed use will use existing lot area. Planning staff do not recommend any additional requirements for open space.

C. Limiting the height, size or location of a building or other structure.

Finding: This application does not include the approval of new buildings or accessory structures. Staff do not recommend any additional limitations on height, size, or location of the structures.

D. Designating the size, number, location and nature of vehicle access points.

1. **Where access to a county road is needed, a permit from Morrow County Public Works department is required. Where access to a state highway is needed, a permit from ODOT is required.**

Finding: The existing accesses to the site are from Hilltop Drive and Ridgecrest Lane. Both roads are dedicated public roadways not maintained by the county.

2. **In addition to the other standards and conditions set forth in this section, a TIA will be required for all projects generating more than 400 passenger car equivalent trips per day. A TIA will include: trips generated by the project, trip distribution for the project, identification of intersections for which the project adds 30 or more peak hour passenger car equivalent trips, and level of service assessment, impacts of the project, and mitigation of the impacts. If the corridor is a State Highway, use ODOT standards.**

Finding: This action will not trigger the need for a Traffic Impact Analysis as it will not generate more than 400 passenger car equivalent trips per day. According to the Applicant's narrative, the trucks enter and exit the property once per day during the operational season. During the remaining months of the year, the trucks sit dormant on the subject parcel. This analysis does not trigger the need for a TIA analysis in and of itself. Deviation from the proposed use plan may result in a review of the activity and potential revocation of the permit.

E. Increasing the amount of street dedication, roadway width or improvements within the street right-of-way.

Finding: No increase in street dedication, roadway width, or improvements in the right-of-way are proposed by the applicant. The streets that will be impacted by the proposal consist of substandard Public Roads that are not owned or maintained by the County or another entity. These preliminary Findings of Fact have been provided to Morrow County Public Works for their review and comment.

1. **It is the responsibility of the land owner to provide appropriate access for emergency vehicles at the time of development.**

Finding: Preliminary Findings of Fact have been provided to Boardman Fire and Rescue for their review and comment.

- F. **Designating the size, location, screening, drainage, surfacing or other improvement of a parking area or loading area.**

Finding: The subject parcel is located within the West Glen Residential Area. As identified on the site plan, the trucks will be parked on the east end of the parcel to minimize impacts to neighboring properties as well as visibility from the roadway. No public comments were received identifying concerns with the application, and staff does not recommend additional conditions of approval related to the parking of the trucks as proposed.

- G. **Limiting or otherwise designating the number, size, location, height, and lighting of signs.**

Finding: The Applicant has not requested signage for the Home Occupation. Any future signs must meet the sign requirements in the Morrow County Zoning Ordinance.

- H. **Limiting the location and intensity of outdoor lighting and requiring its shielding.**

Finding: Lighting is not proposed with the application. Any outdoor lighting other than typical residential lighting shall be limited and shielded from the roadway and neighboring residences.

- I. **Requiring diking, screening, landscaping or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance.**

Finding: The proposed use would not require diking, screening or landscaping to protect nearby property. Planning staff are not recommending any of these provisions due to the proposed use.

- J. **Designating the size, height, location and materials for a fence.**

Finding: Based on the current and proposed uses planning staff would not require any additional conditions related to fencing.

- K. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.**

Finding: The proposed home occupation will be limited to existing structures and will not create any foreseeable natural resource impacts based on the proposed use. Planning staff are not recommending additional conditions related to natural resources.

- L. Other conditions necessary to permit the development of the County in conformity with the intent and purpose of this Ordinance and the policies of the Comprehensive Plan.**

Finding: A copy of the Preliminary Findings of Fact has been provided to the City of Boardman for their review and comment. City may recommend additional conditions to apply at the time of any future city zoning due to annexation.

SECTION 6.050 STANDARDS GOVERNING CONDITIONAL USES

A conditional use shall comply with the standards of the zone in which it is located and with the standards set forth in this subsection.

- G. Home Occupations, when permitted as a conditional use and conducted as an accessory use, shall be subject to the following limitations:**

- 1. The home occupation is to be secondary to the main use of the property as a residence and shall be conducted within the same dwelling or in an accessory building on the same property.**

Finding: The primary use of the property is residential. The dwelling is the applicants' home and they will be conducting the home occupation within the existing buildings, with truck parking outside of the existing structures, as shown on the applicant's site plan. This criterion is met.

- 2. No structural alterations shall be allowed to accommodate the home occupation except when otherwise required by law, and then only after the plans for such alteration have been reviewed and approved by the Planning Commission. Such structural alterations shall not detract from the outward appearance of the building as an accessory structure to a residence.**

Finding: No structural alterations are proposed nor will be needed to accommodate the home occupation. This criterion is met.

- 3. One non-illuminated sign not to exceed 200 square inches and bearing only the name and occupation of the resident shall be permitted.**

Finding: No signs are proposed with this application. Any future signs will need to meet the requirements of the Morrow County sign ordinance. This criterion is met.

4. **No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interferences with radio or television reception, or other factors.**

Finding: No materials or mechanical equipment which is detrimental to adjoining properties is needed for the proposed use. This criterion is met.

5. **No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle or a trailer or the parking of customer's vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents or so as to necessitate off-street parking.**

Finding: Deliveries are not required for the proposed use. The proposal necessitates parking for five commercial trucks and one trailer on the subject site. Staff recognizes that the use has been ongoing for several years and does not anticipate that this will contribute to any disturbance to nearby residents. This criterion is met.

6. **Retail sales shall be limited or accessory to a service.**

Finding: Retail sales are not proposed with the application. This criterion is met.

7. **Be operated by a resident or employee of a resident of the property on which the business is located.**

Finding: The applicant has made known that the commercial operation will be operated by himself and persons which he employs. This criterion is met.

8. **The permit allowing a home occupation shall be reviewed every 12 months following the date the permit was issued and may continue the permit if the home occupation continues to comply with the requirements of this section.**

Finding: This permit will be reviewed annually with other home occupation permits as long as the proposed use continues.

SECTION 6.075. LENGTH OF PERMITS, PERMIT HOLDER, RENEWAL AND REVOCATION.

- A. **Length of Permit and Permit Holder: The County may evaluate how long a particular conditional use is expected to remain valid. Some conditional uses may be considered "permanent" as a fully developed use that "runs with the land" and it attaches to and benefits the land and is not limited to a particular landowner. The County may require the owner of the original conditional use permit to record the permitted use on the deed record. The permit is the responsibility of the current owner of the property, whether**

that is the original applicant or a successor.

A conditional use permit may allow a use that would benefit the permit owner on a sporadic or temporary basis until the purpose for the conditional use permit no longer exists. Upon termination of the use, the land must be in a condition that it may be re-developed in compliance with its current zoning designation. The County may authorize a conditional use permit until a particular date, for a stated period of time, or until the occurrence of a particular event. Additionally, the County may stipulate that a Conditional Use Permit will be reviewed or renewable after a stated time period.

Finding: The proposed home occupation does not have a designated term length. Staff recommend Planning Commission consider approving the permit for a period of one year with the ability to renew for an additional year, up to two times. The proposed use will be permitted, subject to annual review until the ownership of the land changes, or until the City of Boardman annexes the property. At that time, the proposed use would cease, and the property shall conform to applicable city zoning standards.

- B. Reviews and Renewals. If a review or renewal date is included as a condition by which a conditional use permit is granted, initial review would be ministerial and completed by the Planning Director. The holder of the conditional use permit will be required to make application and pay the requisite fee for review. The review would evaluate the permit conditions and adherence to them, determine if any changes had taken place with the uses allowed in the zone, and determine whether any complaints had been logged concerning the property or the conditional use. If any concerns arise further review will take place at a public hearing with notice. If no concerns arise the permit will be renewed.**

For conditional use permits without a review or renewal condition, or if complaints are received concerning a conditional use permit, the County may review any valid conditional use permit for compliance with the conditions of the permit. This review would be a ministerial review done by the Planning Director. If it is deemed necessary by the Planning Director to amend or revoke the permit, a public hearing with notice must be held before the Planning Commission. If action is based on a complaint the complainant may be required to pay any permit review or renewal application fees.

Finding: This home occupation shall be reviewed annually with other home occupations therefore no condition is necessary. However, the applicant shall maintain the home occupation as presented in the application. If complaints are received and it is found that the permit is being performed outside what has been proposed the applicant will be responsible for paying any applicable review or renewal application fees. This is listed as a condition of approval.

- C. Revocation or Vacation. Any conditional use permit may be vacated by the current landowner or by the County after appropriate notice and hearing when:**
- **The use has been terminated and there is no expectation by the land owner and the County that the use will continue;**
 - **The use is not being conducted in compliance with the stated conditions of the permit, or**
 - **The County finds that the use jeopardizes the public health, safety and welfare of Morrow County and the use does not conform to the Morrow County Code Enforcement Ordinance or other adopted ordinances. (MC OR-1-2013)**

Finding: The County reserves the right to revoke the permit based on this criterion.

- III. LEGAL NOTICE PUBLISHED:** November 13th, 2024
Heppner Gazette-Times
- November 13th, 2024
East Oregonian
- IV. AGENCIES NOTIFIED:** Brandon Hammond, City of Boardman; Greg McIntire, Building Official; Eric Imes and Mike Haugen, Morrow County Public Works; Bev Bridgewater, West Extension Irrigation District; Mike Hughes and Marty Broadbent, Boardman Fire District.
- V. PROPERTY OWNERS NOTIFIED:** November 13th, 2024
- VI. HEARING DATE:** December 3rd, 2024
North Morrow Government Building
Irrigon, Oregon
- VII. PLANNING COMMISSION:**
- Option #1: The Planning Commission may deny CUP-N-380-24.
- Option #2: The Planning Commission may approve CUP-N-380-24 subject to the following CONDITIONS OF APPROVAL:
1. The applicant shall maintain the home occupation as presented in the application. No more than five ten-wheelers and one trailer are permitted to operate under this permit. Note: Planning Commission may consider further limiting the number of ten-wheeler trucks to assure compliance with the Home Occupation limitations of five employees or to ensure the use is compatible in a residential zone.

2. All commercial activity shall occur within regular business hours of 6:00 AM – 6:00 PM. All commercial activity shall be limited to no more than 5 units. Units need to comply with only single trips per unit per day.
3. No more than five full-time or part-time persons will be employed on the site at any one time.
4. Noise, traffic, lighting, and other potential impacts to neighboring properties shall be limited to those generally anticipated for a typical residential use. No major mechanical work is permitted in conjunction with the home occupation.
5. This permit is valid with annual review until the ownership of the land changes, at which time the landowner will need to apply for a new conditional use permit. Or until the property is annexed into the City of Boardman, at which time the proposed use will cease, and the property shall conform to applicable city zoning standards and regulations.
6. Any proposed signage will need to meet the requirements of the Morrow County Zoning Ordinance and receive Zoning Permit Approval.
7. Applicant shall submit a final site plan showing the parking area and the septic drain field area and obtain a Zoning Permit.

MORROW COUNTY PLANNING COMMISSION

Stacie Ekstrom, Chair

Date

Attachments:

- A. Vicinity Map
- B. Application with Attachments

Vicinity Map

43

Boardman

TL 1300 TL 1200
 TL 1300 TL 1900 TL 2400
 TL 1300 TL 2000 TL 2300 TL 1600 TL 1700
 TL 1400 TL 2100
 TL 1500 TL 1500
 TL 2200 TL 1600
 TL 2100 TL 2000 TL 1900 TL 1800
 TL 6600
 TL 2800 TL 2900 TL 3000 TL 3100

TL 3200

TL 500

TL 600

TL 407

Kunze Ln

Kunze Ln

Subject Parcel

TL 100

TL 3600

TL 3601

TL 3700

TL 3500

TL 2400

TL 2300

TL 100

TL 101

TL 102

TL 202

TL 3800

TL 3400

TL 2500

TL 2200

TL 200

TL 300

TL 400

TL 200

TL 201

TL 101

TL 3200

TL 2700

TL 2000

TL 1600

TL 1500

TL 500

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TL 3100

TL 2800

TL 1900

TL 1700

TL 1400

TL 600

TL 4400

TL 4300

TL 4200

TL 4100

TL 3300

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TL 1600

TL 1500

TL 500

TL 4500

TL 5400

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TL 5600

TL 3200

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TL 1600

TL 1500

TL 600

TL 7401

TL 7402

TL 7403

TL 7404

TL 3200

TL 2700

TL 2000

TL 1600

TL 1500

TL 600

Boardman Canal Rd

TL 7405

TL 6200

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TL 6800

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TL 6200

TL 6600

TL 6700

TL 6800

TL 6400

TL 6300

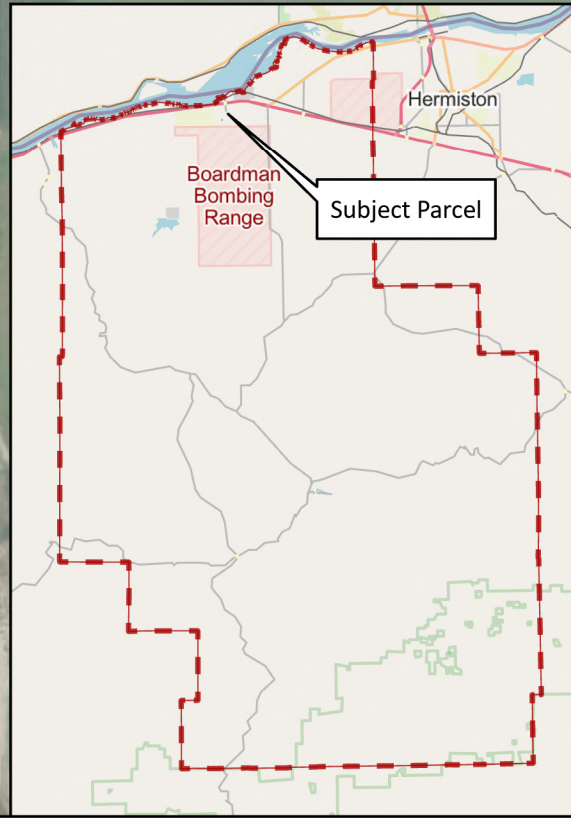
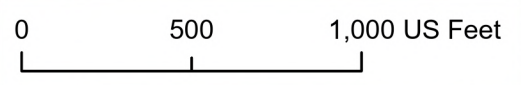
TL 7000

TL 7100

TL 6900

TL 7200

TL 802



CUP-N-379-24

CUP-N-380-24

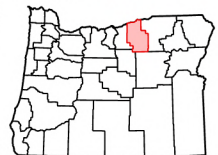
Javier Martinez Olguin

4N25E20A TL300 & 3100

- City Limits
- Morrow County Tax Lot
- UGB
- Morrow County Boundary
- Subject Parcels

Coordinate System:
 NAD 1983 HARN StatePlane Oregon North FIPS 3601
 Projection: Lambert Conformal Conic
 Datum: North American 1983 HARN

Cartography By: Stephen Wrecsics
 Wednesday, October 16, 2024
 Morrow County Planning Department



CORRECTED	OWNER 1	OWNER 2	MAIL ADDRESS	CITY	STATE	ZIPCODE
4N25E20A 5100	REYES, JUANITA		1492 NE KENNA DR	HERMISTON	OR	97838
4N25E20A 2700	JIMENEZ, CARLOS & JIMENEZ, LETICIA M		78568 PARKSIDE DR	BOARDMAN	OR	97818
4N25E20A 3300	SMITH, HAZEL J		78571 HILLTOP RD	BOARDMAN	OR	97818
4N25E20A 2600	GUZMAN, MARTIN M & GUZMAN, ELVA		78594 PARKSIDE DR	BOARDMAN	OR	97818
4N25E20A 5600	MADRIGAL, MARIA GUZMAN		78800 DOWNEY LN	BOARDMAN	OR	97818
4N25E20A 4100	CALVILLO, FLORA & ETAL		PO BOX 1163	BOARDMAN	OR	97818
4N25E20A 3900	TRUJILLO ALBARRAN, ANTONIO ET AL		PO BOX 1194	BOARDMAN	OR	97818
4N25E20A 5700	CALVILLO, REYES		PO BOX 1364	BOARDMAN	OR	97818
4N25E20A 4000	MENDOZA, REYES CALVILLO & AVILA, ELVIA		PO BOX 1364	BOARDMAN	OR	97818
4N25E20A 5800	MENDOZA, VICTOR CALVILLO		PO BOX 1397	BOARDMAN	OR	97818
4N25E20A 2800	WEST GLEN	PACHECO, SALVADOR (C)	PO BOX 405	BOARDMAN	OR	97818
4N25E20A 2900	MENDOZA, VERONICA SANCHEZ ET AL		PO BOX 521	BOARDMAN	OR	97818
4N25E20A 3200	SANCHEZ, BENITO		PO BOX 678	BOARDMAN	OR	97818
4N25E20A 3100	OLGUIN, JAVIER MARTINEZ		PO BOX 787	BOARDMAN	OR	97818
4N25E20A 3000	WEST GLEN	MARTINEZ, BRIGIDO (DEED)	PO BOX 787	BOARDMAN	OR	97818

CUP-N-379-24 & CUP-N-380-24 | Javier Martinez Olguin | SR 250ft. notice.
 4N25E20A T13000 & 3100.
 S:\Planning\CUP\North\2024



LAND USE APPLICATION
CONDITIONAL USE REQUEST

RECEIVED⁴⁵
SEP 25 2024
BY: ML
PAID
600.⁰⁰ PAP

FILE NUMBER CUP-N-379-24

Date Received _____

Date Deemed Complete _____

Applicable Zoning Ordinance Criteria: _____

Applicant:

Name(s) Javier Martinez Olguin

Address 78545 Hilltop Drive

78525 Hilltop Drive Boardman, OR

Phone 541-371-0958 E-mail address mariaandrade487@yahoo.com

Legal Owner: (if different from applicant)

Name(s) Javier Martinez Olguin

Address P.O. Box 787

Boardman Or 97818

Proposed Conditional Use:

Description of Request and the Proposed Use:

To have 5 ^{10 wheel} trucks parked on property 78525 Hilltop Drive And 1-trailer on this property.

And 4 trucks and A Trailer bed parked on property 78545 Hilltop Drive.

Existing Property Description:

Township 4N Range 25E Section 20A Tax Lot(s) 3000, 3100

Zoning Designation SR
(If EFU or FU, soil information is required with your statement)

Located within an UGB? Yes If yes, which city? Boardman

Physical Address 78545 Hilltop Drive, 78525 Hilltop Drive

General Location We are in the corner of Hilltop Drive Ridgecrest Ln, Westview Dr.

Public Road Access Hilltop Drive, Westview Dr, Ridgecrest Ln
 Improvement Type and Condition of Road no
 Fire Protection District or Method Boardman Fire department
 Solid Waste Disposal Method Sanitary disposal
 Existing Use of the Property Residential & Commercial use

Please provide a statement with the following information to the Planning Department:

1. A plot plan of the property with existing and proposed structures and roads and accesses
2. Existing and proposed water supply
3. Existing and proposed sewage disposal method
4. Utilities and other public services provided
5. Signs and/or lighting required
6. Parking/loading and fencing required
7. Drainage, is the land or any portion of it subject to flooding?
8. What, if any, change will there be in traffic use of the existing access?
9. Will the proposed use generate more than 400 automobile trips per day?
10. Will any new access be required?
11. A description of how the proposal will be compatible with surrounding land uses.
12. How the proposal will protect and preserve existing natural resources such as trees, vegetation, water resources and wildlife habitat and whether diking, screening or other landscaping will be required to protect nearby properties and habitats.

The applicant is responsible for providing all of the information to show compliance with the standards for approval. If you are unsure of the standards required by the code, the Planning Department will be happy to provide them, but it is the applicant's duty to prove to us your proposal meets all of the given code requirements. Your plot plan and narrative should show or answer the above details as well as address specific issues about your particular application as well.

Signatures:

I(we), the undersigned, acknowledge that I am familiar with the standards and limitations set forth by the Morrow County Zoning Ordinance and that additional information and materials may be required, as provided by the Zoning Ordinance and Comprehensive Plan. I propose to meet all standards set forth by the County's Zoning Ordinance and any applicable State and Federal regulations. I(we) certify that the statements and information provided with this application are true and correct to the best of my knowledge.

Signed: _____ (Applicant) _____ (Applicant)
Javier Martinez G (Legal Owner) Javier Martinez G (Legal Owner)

If this application is not signed by the property owner a letter authorizing signature by the applicant must be attached.

Date: 9-25-24 Fee: _____

Morrow County Planning Department
 P.O. Box 40, Irrigon Oregon 97844
 (541) 922-4624 FAX: (541) 922-3472

- 1.) NA
- 2.) Well water
- 3.) ~~NA~~ Septic
- 4.) UEC
- 5.) NA
- 6.) NA
- 7.) NA
- 8.) NA
- 9.) NO
- 10.) NO
- 11.) NO
- 12.) Everything is going to remain the same.

Hilltop Drive road

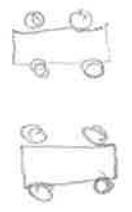
Back yard



children coop

Shed

48 chicken coop

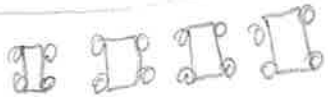


Yard

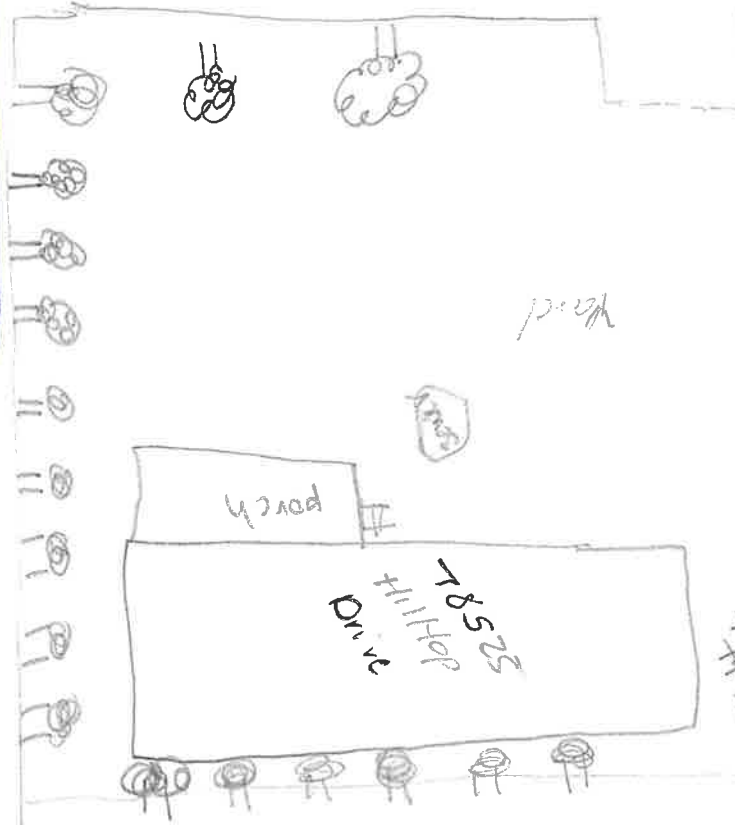
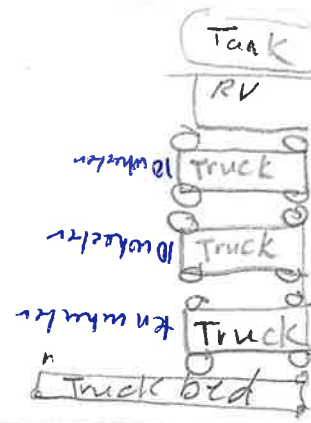
18545 Hilltop Drive



porch



Drive way entrance gravel



Yard

18545 Hilltop Drive



RV bed



fence

2. Such uses or related buildings shall be at least 30 feet from a side or rear lotline.

3. Such uses may be built to exceed the height limitations of the zone in which it is located to a maximum height of 50 feet if the total floor area of the building does not exceed the area of the site and if the yard dimensions in each case are equal to at least two-thirds of the height of the principal structure.

E. Clinics, clubs, lodges, fraternal organizations, community centers and grange halls, golf courses, grounds and buildings for games or sports, country clubs, swimming, boating, tennis clubs, and similar activities, governmental structures and land uses, parks, playgrounds. In considering the above, the Planning Commission may authorize the conditional use after assurance that the following are to be provided:

1. Adequate access from principal streets.

2. Adequate off-street parking.

3. Adequate building and site design provisions to minimize noise and glare from the building and site.

F. Dog Pounds and Kennels: The Planning Commission may authorize a dog pound or kennel as a conditional use provided that building and site design provisions are adequate to minimize noise and odor. When necessary to protect surrounding properties, the Planning Commission may require a sight-obscuring fence or hedge, and may restrict vehicular access and loading facilities, especially those required by trucks transporting large animals.

G. Home Occupations, when permitted as a conditional use and conducted as an accessory use, shall be subject to the following limitations:

1. The home occupation is to be secondary to the main use of the property as a residence and shall be conducted within the same dwelling or in an accessory building on the same property.

2. No structural alterations shall be allowed to accommodate the home occupation except when otherwise required by law, and then only after the plans for such alteration have been reviewed and approved. Such structural alterations shall not detract from the outward appearance of the building as an accessory structure to a residence.

3. One non-illuminated sign not to exceed 200 square inches and bearing only the name and occupation of the resident shall be permitted. Applicant must show consistency with applicable sign provisions in Article 4 of this Ordinance. *NA*

4. No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interferences with radio or television reception, or other factors.

5. No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle or a trailer or the parking of customer's vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents or so as to necessitate off-street parking.

Home Occupations

- 1.) Our trucking business complies with home occupation guidelines by ensuring that it remains secondary to the primary use of the property as a residence. All business-related activities are conducted within the main dwelling on the same property and meeting necessary requirements.
- 2.) Our trucking business company is operated within our residential home. But no structural alterations have been made to the property to accommodate the business.
- 3.) NA
- 4.) Balancing business activities with maintaining peaceful ~~moment~~ environment for our neighbors is to set operating hours and avoiding early morning or late night operations try doing them when neighbors are at work and are less likely to be affected.
- 5.) NA
- 6.) NA
- 7.) Yes, the business can be operated by a resident or employee of the resident on the property where the business is located. The condition ensures that the business activity is managed by the individuals who live on the property and work the premises likely promoting familiarity and sense of ownership over operations conducted there.

- 8.) That it clearly states the periodic review and condition for the premises permit continuation based on compliance with the regulations.
- 9.) Yes we are going to have some no more than 5.
- 10.) No infractions what so ever
- 11.) When a bed and breakfast is operated as a home occupation on the same property as a winery it may prepare and serve 2 meals per day to its registered guests. And they can be served either at ^{the} bed and breakfast facility or at the winery.

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**PRELIMINARY FINDINGS OF FACT
CONDITIONAL USE REQUEST
CUP-N-382-24**

REQUEST: To construct and operate a biogas treatment facility that will treat methane gas produced by dairy operations as well as a 6-mile conveyance pipeline that will transmit the treated renewable natural gas to a previously authorized facility located on tax lot 112.

APPLICANT: TMF-RIG, LLC
75906 Marty Myers Road
Boardman, OR 97818

OWNER: Threemile Canyon Farms, LLC
75906 Marty Myers Road
Boardman, OR 97818

PROPERTY DESCRIPTION: Tax Lot 100 of Assessor's Map 3N23E

PROPERTY LOCATION: ± 2.5 Miles South of Interstate 84

- I. BACKGROUND INFORMATION:** The subject site is approximately 22,400 acres and is located within the Exclusive Farm Use Zone (EFU). The larger tract, owned by Threemile Canyon Farms, LLC contains a large-scale commercial dairy operation as well as other established farm uses. The applicant submitted the following information describing the proposed facilities:

This Application seeks approval to construct and operate a biogas treatment facility that will treat methane gas produced by dairy operations of Threemile Canyon Farms, LLC ("Threemile") and its affiliates, including but not limited to Columbia River Dairy, LLC. The treated gas (renewable natural gas) will be conveyed via an approximately 6-mile pipeline to the existing biogas treatment facility ("Existing Facility") on Threemile's property, previously authorized under CUP-N-169, issued by the Planning Commission in 2001, as amended in 2011 (CUP-N169A) and 2018 (CUP-N-169B). The proposed biogas treatment facility and the pipeline are commercial power generation facilities, allowed as conditional uses in the EFU zone pursuant to Section 3.010(C)(22) of the Morrow County Zoning Ordinance (MCZO).

On-Site Digester System and Waste Handling Facilities. In connection with the proposed biogas treatment facility, Applicant intends to develop an on-site digester system and waste handling facilities, which will include anaerobic digesters, influent pits, an equalization tank, thickening facilities, and related equipment and facilities. The digesters and waste handling facilities are permitted in the EFU zone as a "farm use" related to Threemile's dairy operations and are not subject to the County's conditional use review or this application. See CUP-N-169B, Findings of Fact, p. 1; CUP-N-169A, Findings of Fact, p. 2; CUP-N-169, Findings of Fact, p. 3. The digester system substantially reduces manure waste from Threemile's dairy operations, thereby reducing

costs associated with hauling animal waste off-site and other practices for reducing or eliminating excess animal waste. See CUP-N-169, Findings of Fact, p.4.

Biogas Treatment Facility and Potential Future Carbon Dioxide Liquefaction Facility. The proposed biogas treatment facility includes a gas upgrader and associated equipment. The upgrader equipment treats the biogas to remove impurities and moisture such that the resulting gas is a renewable natural gas quality. The biogas treatment facility includes outdoor equipment, and some equipment housed in a metal enclosure. In connection with the gas upgrader, Applicant is evaluating potential future addition of a CO₂ liquefaction facility, which would capture CO₂ from the biogas. This renewable CO₂ would be cryogenically liquified for commercial offsite reuse.

Operations Building. Applicant is proposing to construct a single-story operations building with approximately 1,320 sq ft of footprint area to house a control room, maintenance shop, and office space.

Site Area. The area of the site where the proposed on-site digester system, waste handling facilities, biogas treatment facility, and operations building will be located is approximately 5.88 acres. The majority of the site area will be used for the on-site digester system, including waste handling facilities, which are permitted farm uses. The proposed biogas treatment facility will be situated in the southeast portion of the site area.

Pipeline. Applicant is also seeking approval to construct a pipeline to convey treated biogas from the proposed biogas treatment facility to the Existing Facility on Threemile's property. Treated biogas from the Existing Facility is injected into a pipeline that delivers the gas to the Gas Transmission Northwest LLC Carty Lateral pipeline. No changes are proposed to the Existing Facility or existing pipeline, and those facilities are not a part of this Application. The Existing Facility is located on Tax Lot 112 of Assessor's Map 03N23E, approximately 4.5 miles south of the proposed biogas treatment facility. The proposed pipeline will be routed around crop circles to avoid areas of active agricultural production. Due to the routing of the pipeline, the total length of the pipeline will be approximately 6 miles.

The waste management components of this project are considered a farm use and have therefore been approved through a ministerial Zoning Permit process; however, a Conditional Use Permit (CUP) is required to approve the methane gas conditioning component and a Land Use Decision (LUD) is required for the associated pipeline. The CUP for the Energy Generation Facility and the LUD for the associated pipeline are being processed concurrently with this quasi-judicial CUP application.

- II. COMPLIANCE WITH MORROW COUNTY ZONING ORDINANCE SECTIONS 3.010(C)(22), 3.010(K)(1), 3.010 (D)(10), 6.020, 6.025, and 6.030.** The requirements for approval are listed below in **bold type**, followed by a response in standard type.

SECTION 3.010 EXCLUSIVE FARM USE ZONE, EFU

C(22). Conditional Uses: Commercial utility facilities for the purpose of generating power for public use by sale, not including wind power generation facilities or photovoltaic solar power generation facilities subject to Subsection K.1.

The proposed biogas treatment facility and pipeline are considered commercial facilities for the purpose of generating power for public use by sale under MCZO 3.010(C)(22). A “commercial power generating facility” is defined as a “facility for the production of energy and its related or supporting facilities” that “[g]enerates energy using means such as . . . digester gas” and “[i]s intended to provide energy for sale[.]” In this case, the proposed biogas treatment facility will be used to treat methane gas generated from Threemile’s dairy operations, and the treated gas will be conveyed via the proposed pipeline to the Existing Facility on Threemile’s property, from where it will subsequently be delivered via existing pipelines to the Gas Transmission Northwest LLC Carty Lateral pipeline for public sale. The provisions of K.1 are addressed below.

B(25). Uses Permitted Outright: Utility facilities necessary for public service, including associated transmission lines as defined in Article 1 and wetland waste treatment systems, but not including commercial facilities for the purpose of generating electrical power for public use by sale or transmission towers over 200 feet in height as provided in Subsection D.10

The proposed 6-mile conveyance pipeline is considered an “associated transmission line” accessory to the biogas treatment facility and is subject to the provisions of D.10, addressed below.

SECTION 3.010(K)(1) Commercial Power Generating Facility.

- a. **Permanent features of a power generation facility shall not preclude more than:**
- (1) 12 acres from use as a commercial agricultural enterprise on high value farmland unless an exception is taken pursuant to ORS 197.732 and OAR chapter 660, division 4; or**
 - (2) 20 acres from use as a commercial agricultural enterprise on land other than high-value farmland unless an exception is taken pursuant to ORS 197.732 and OAR chapter 660, division 4.**
 - (3) A power generation facility may include on-site and off-site facilities for temporary workforce housing for workers constructing a power generation facility. Such facilities must be removed or converted to an allowed use under OAR 660-033-0130(19) or other statute or rule when project construction is complete. Temporary workforce housing facilities not included in the initial approval may be considered through a minor amendment request. A minor amendment request shall be subject to 660-033-0130(5) and shall have no effect on the original approval.**

The facilities sought to be approved by this Application are: (1) a biogas treatment facility and (2) a 6-mile pipeline used to convey treated biogas from the proposed biogas treatment facility to the Existing Facility on Threemile’s property. The proposed biogas treatment facility is the only permanent feature of a power generation facility that would preclude use of farmland for commercial agriculture. The total footprint of the biogas treatment facility is substantially less than either the 12-acre or 20-acre thresholds set by MCZO 3.010(K)(1)(a).

The proposed pipeline that will support delivery of biogas to the Existing Facility on Threemile’s property will be constructed to avoid existing crop circles. Any disturbed crop circles will be placed back into agricultural production after pipeline construction is

completed and are therefore not included in total area of encumbered farmland for the propose of MCZO 3.010(K)(10(a). The Application meets this criterion.

SECTION 3.010(D)(10) A utility facility that is necessary for public service.

In connection with the proposed biogas treatment facility, Applicant is seeking approval to construct an approximately 6-mile pipeline to convey treated gas (renewable natural gas) from the proposed facility to the existing facility. The pipeline will include three pipes, which will be installed concurrently and will be buried in the same trench. The pipes include: (1) 8-inch renewable natural gas line, to convey biogas from the proposed treatment facility to the existing facility; (2) 4-inch natural gas line, to convey natural gas to proposed facility; and (3) 6-inc CO2 line to convey CO2 from the existing facility to the proposed facility. Each of the pipes will be used for the transmission of natural gas or waste byproducts (CO2) to or from the proposed gas treatment facility and the pipeline therefore qualifies as a utility facility necessary for public service.

a. A utility facility is necessary for public service if the facility must be sited in the exclusive farm use zone in order to provide the service.

(1) To demonstrate that a utility facility is necessary, an applicant must show that reasonable alternatives have been considered and that the facility must be sited in an exclusive farm use zone due to one or more of the following factors:

- (a) Technical and engineering feasibility;**
- (b) The proposed facility is locationally-dependent. A utility facility is locationally dependent if it must cross land in one or more areas zoned for exclusive farm use in order to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;**
- (c) Lack of available urban and nonresource lands;**
- (d) Availability of existing rights of way;**
- (e) Public health and safety; and**
- (f) Other requirements of state and federal agencies.**

The proposed pipeline must be sited in the EFU zone because the pipeline is location dependent. The pipeline will be used to convey treated biogas (renewable natural gas) from the proposed gas treatment facility to the existing facility. The biogas is generated from animal waste generated in the EFU zone at Threemiles' dairy operations. Accordingly, the biogas treatment facilities must be located near to dairy operations to process the waste, and the pipeline must be sited in the EFU zone land to convey treated biogas from the proposed treatment facility to the natural gas transmission line. The application meets this criterion.

(2) Costs associated with any of the factors listed in Subsection (1) may be considered, but cost alone may not be the only consideration in determining that a utility facility is necessary for public service. Land costs shall not be included when considering alternative locations for substantially similar utility facilities and the siting of utility facilities that are not substantially similar.

As detailed above, the proposed pipeline is location dependent. Dairy waste manure is high in solids content and is therefore difficult to convey by pipeline long distances to offsite location for treatment and production of treated biogas.

The pipeline must be sited in EFU land to convey treated biogas (renewable natural gas) generated from animal waste from Threemile's dairy operations. The application meets this criterion.

- (3) The owner of a utility facility approved under Subsection a shall be responsible for restoring, as nearly as possible, to its former condition any agricultural land and associated improvements that are damaged or otherwise disturbed by the siting, maintenance, repair or reconstruction of the facility. Nothing in this Subsection shall prevent the owner of the utility facility from requiring a bond or other security from a contractor or otherwise imposing on a contractor the responsibility for restoration.**

The proposed pipeline will be routed around crop circles in non-irrigated and non-cultivated land to avoid areas of active agricultural production, and any disturbed crop circles will be placed back into agricultural production after pipeline construction is completed. The pipeline will be buried with a minimum soil cover of at least 3 feet. If operation of the proposed gas treatment facilities ceases, then the buried pipeline will be left in place, underground, to be repurposed for transportation of gas or effluent across the farm. The pipeline will not disturb farm activities. The application meets this criterion.

- (4) The county shall impose clear and objective conditions on an application for utility facility siting to mitigate and minimize the impacts of the proposed facility, if any, on surrounding lands devoted to farm use in order to prevent a significant change in accepted farm practices or a significant increase in the cost of farm practices on surrounding farmlands.**

The proposed pipeline will not cause a change to accepted farming practices on surrounding lands devoted to farm use nor cause an increase in the cost of farming practices on surrounding farmlands. The proposed pipeline will be routed around crop circles to avoid areas of active agricultural production, and any disturbed crop circles will be placed back into agricultural production after pipeline construction is completed. Further, the pipeline will be buried with a minimum soil cover of at least 3 feet. The pipeline directly supports agricultural activities by transporting and allowing this utilization of biogas produced from Threemile's dairy operations. The application meets this criterion.

- (5) Utility facilities necessary for public service may include on-site and off-site facilities for temporary workforce housing for workers constructing a utility facility. Such facilities must be removed or converted to an allowed use under the EFU Zone or other statute or rule when project construction is complete. Off-site facilities allowed under this Subsection are subject to Article 6. Temporary workforce housing facilities not included in the initial approval may be considered through a minor amendment request. A minor amendment request shall have no effect on the original approval.**

The application does not propose temporary workforce housing. This criterion does not apply.

- (6) In addition to the provisions of Subsection D.10.a(1) through (4), the establishment or extension of a sewer system as defined by OAR 660-011-0060(1)(f) shall be subject to the provisions of 660-011-0060.**

The application does not propose establishment of a sewer system. This criterion does not apply.

- (7) The provisions of Subsection a do not apply to interstate natural gas pipelines and associated facilities authorized by and subject to regulation by the Federal Energy Regulatory Commission.**

The application does not include interstate natural gas pipelines or associated facilities authorized by and subject to regulation by the Federal Energy Regulatory Commission. This criterion does not apply.

- b. An associated transmission line is necessary for public service upon demonstration that the associated transmission line meets either the following requirements of Subsection (1) or Subsection (2) of this Subsection.**

The application does not propose establishment of a transmission line. Subsection (b) of MCZO 3.010(D)(10) does not apply.

- (1) An applicant demonstrates that the entire route of the associated transmission line meets at least one of the following requirements:**
- (a) The associated transmission line is not located on high-value farmland, as defined in ORS 195.300, or on arable land;**
 - (b) The associated transmission line is co-located with an existing transmission line;**
 - (c) The associated transmission line parallels an existing transmission line corridor with the minimum separation necessary for safety; or**
 - (d) The associated transmission line is located within an existing right of way for a linear facility, such as a transmission line, road or railroad that is located above the surface of the ground.**
- (2) After an evaluation of reasonable alternatives, an applicant demonstrates that the entire route of the associated transmission line meets, subject to Subsections D.10.b(3) and (4), two or more of the following criteria:**
- (a) Technical and engineering feasibility;**
 - (b) The associated transmission line is locationally-dependent because the associated transmission line must cross high-value farmland, as defined in ORS 195.300, or arable land to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;**
 - (c) Lack of an available existing right of way for a linear facility, such as a transmission line, road or railroad, that is located above the surface of the ground;**
 - (d) Public health and safety; or**
 - (e) Other requirements of state or federal agencies.**
- (3) As pertains to Subsection (2), the applicant shall demonstrate how the applicant will mitigate and minimize the impacts, if any, of the associated transmission line on surrounding lands devoted to farm use in order to**

prevent a significant change in accepted farm practices or a significant increase in the cost of farm practices on the surrounding farmland.

- (4) **The county may consider costs associated with any of the factors listed in Subsection (2), but consideration of cost may not be the only consideration in determining whether the associated transmission line is necessary for public service.**

The proposal does not include an associated transmission line which is defined in MCZO Article I. as “transmission lines constructed to connect an energy facility to the first point of junction with either a power distribution system or an interconnected primary transmission system or both or to the Northwest Power Grid. Therefore Section (1) and (2) above does not apply.

SECTION 6.020 GENERAL CRITERIA

In judging whether or not a conditional use proposal shall be approved or denied, the Commission shall weigh the proposal's appropriateness and desirability, or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed and, to approve such use, shall find that the following criteria are either met or can be met by observance of conditions.

- A. The proposal will be consistent with the Comprehensive Plan and the objectives of the Zoning Ordinance and other applicable policies and regulations of the County.**

The purpose of the EFU zone is to “preserve, protect, and maintain agricultural lands for farm use, consistent with historical, existing and future needs, including economic needs, which pertain to the production of agricultural products.” MCZO 3.010.A. The EFU zone is also “intended to allow other uses that are compatible with agricultural activities.” MCZO 3.010.A.

This Application is consistent with the purpose of the EFU zone and with applicable goals and policies in the County’s Comprehensive Plan. The proposed biogas treatment facility and pipeline directly support agricultural activities by allowing utilization of biogas produced from Threemile’s dairy operations. The Application meets this criterion.

- B. If located within the Urban Growth Boundary of a city, that said city has had an opportunity to review and comment on the subject proposal.**

The proposed facility is not located within an urban growth boundary. This criterion is not applicable.

- C. The proposal will not exceed carrying capacities of natural resources or public facilities.**

The subject property has been utilized as a dairy and as farmlands for several decades. There are no sensitive resources such as wetlands or waterbodies within or adjacent to the project site. Areas between active crop circles are unpaved farm roads and small areas of non-native vegetation.

The site area for the proposed biogas treatment facility was previously a composting area. The site is adjacent to dairies and existing wastewater lagoons, such that no active farmland will be taken out of production. Water required for the proposed biogas treatment facility will be supplied by an existing well water system that is owned and operated by Threemile; it is not anticipated that new groundwater wells will be needed for construction or operation of the project. The biogas treatment facility and digesters are a closed-loop system and do not require outside water sources during normal operations. Some makeup water may be required during initial testing and infrequently during operations. The Application meets this criterion.

SECTION 6.025 RESOURCE ZONE STANDARDS FOR APPROVAL.

A. In the Exclusive Farm Use zone, a conditional use may be approved only when the County finds that the use will not:

- 1. Force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or**
- 2. Significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.**

This Application directly supports agricultural activities and provides additional economic development opportunities to Threemile. The proposed biogas treatment facility and associated pipeline are designed to utilize gas produced from anaerobic digesters, which aid in the management of Threemile's dairy waste. The proposed facilities will not increase the cost of accepted farm practices on surrounding lands. The Application meets these criteria.

SECTION 6.030 GENERAL CONDITIONS.

In addition to the standards and conditions set forth in a specific zone, this article, and other applicable regulations; in permitting a new conditional use or the alteration of an existing conditional use, the Commission may impose conditions which it finds necessary to avoid a detrimental impact and to otherwise protect the best interests of the surrounding area or the County as a whole. These conditions may include the following:

A. Limiting the manner in which the use is conducted including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.

The proposed biogas treatment facility and pipeline will not cause significant increases in noise, vibration, air pollution, glare, or odor. The biogas from the digesters will be routed to the biogas upgrading facility where it is pressurized, and hydrogen sulfide (H₂S) and volatile organic compounds (VOC) are removed by activated carbon and then treated with various stages of membrane to separate the biogas into renewable natural gas and other byproducts which are captured. Byproduct H₂S and VOCs are captured in the activated carbon for ultimate offsite disposal. The biogas treatment facility will be sited in the vicinity of existing animal waste management facilities. Air emissions associated with the biogas treatment facility will be regulated by the Oregon Department of Environmental Quality. The proposed facility is located within a large agricultural parcel (Parcel 1, Partition Plat No. 2023-03) owned by Threemile, with no nearby uses other than Threemile's ongoing dairy operations. No additional local conditions of approval appear to be necessary.

B. Establishing a special yard or other open space or lot area or dimension.

The proposed biogas treatment facility is located on a large agricultural parcel surrounded by ongoing dairy operations. The dairy farm area already has extensive open space, and the gas treatment facility will be located on an area formerly used as a composting area. No special setbacks are required.

C. Limiting the height, size or location of a building or other structure.

The proposed gas treatment facility will be approximately 15 feet in height and will be of similar (or lesser) size than surrounding commercial farm uses. No condition is required to limit the height or size of the proposed gas treatment facility or pipeline.

D. Designating the size, number, location and nature of vehicle access points.

1. **Where access to a county road is needed, a permit from Morrow County Public Works department is required. Where access to a state highway is needed, a permit from ODOT is required.**
2. **In addition to the other standards and conditions set forth in this section, a TIA will be required for all projects generating more than 400 passenger car equivalent trips per day. A TIA will include trips generated by the project, trip distribution for the project, identification of intersections for which the project adds 30 or more peak hour passenger car equivalent trips, and level of service assessment, impacts of the project, and mitigation of the impacts. If the corridor is a State Highway, use ODOT standards.**

No new access is requested as part of this Application. Generally, traffic for the proposed facility will enter and leave the Threemile farm via Marty Myers Road at the Interstate 84 interchange. During planned construction of the facility (anticipated for December 2024 through July 2026), the following traffic is estimated:

- 20-80 passenger vehicles trips (in and out of site) per day to support 10-40 temporary construction workers; and
- 2-15 trucks per day for materials and equipment deliveries depending on construction activities.

During operation of the facility (beginning July 2026), there will be an estimated 8 passenger vehicle trips per day to support a staff of 4 operators and maintenance persons to operate the facility. The proposed facility will not generate more than 400 automobile trips per day.

D. Increasing the amount of street dedication, roadway width or improvements within the street right-of-way.

The streets and roadways to be used for facility operations will be private, on-farm roads; therefore, this criterion does not apply.

1. **It is the responsibility of the landowner to provide appropriate access for emergency vehicles at the time of development.**

The facility site is within the boundaries of the Boardman Fire District. During facility construction and operation, accesses and roadways will be kept clear of vehicles and other obstructions to ensure that emergency vehicle movement is not restricted by construction and operation activities. Preliminary Findings of Fact have been provided to Boardman Fire District for their review and comment.

F. Designating the size, location, screening, drainage, surfacing or other improvement of a parking area or loading area.

The facility site, including the biogas treatment facility and the future on-site digester system, is planned to include four parking spaces at the “Operation Building,” and two parking spaces at the “Thickening Building.” Both parking areas are on the south side of the site and located near to existing Sim Tag Lane. An approximately 41,933-square foot area will be developed on the west side of the site for truck loading and unloading.

G. Limiting or otherwise designating the number, size, location, height, and lighting of signs.

No new signs outside of the site area are proposed. Safety related signs will be placed within the site area.

H. Limiting the location and intensity of outdoor lighting and requiring its shielding.

Outdoor project site lighting will be shielded and pointed downward to avoid light pollution.

I. Requiring diking, screening, landscaping or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance.

The proposed biogas treatment facility is located within Threemile’s agricultural parcel and adjacent to existing waste management facilities. No additional screening or landscaping is required to ensure that the facility is compatible with adjacent farming practices.

J. Designating the size, height, location and materials for a fence.

The proposed biogas treatment facility will be located within Threemile’s agricultural parcel. No fencing is proposed.

K. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.

The proposed biogas treatment facility and pipeline are located within the Lower Umatilla Basin Groundwater Management Area (LUBGWMA). The proposed facilities are not anticipated to negatively affect any natural resources. The area surrounding the facility site have been used as dairy operations and farmed for multiple decades. The site area for the proposed biogas treatment facility was previously a composting area. There are no sensitive resources such as wetlands or waterbodies within or adjacent to the project site. Areas between active crop circles are unpaved farm roads and small areas of non-native vegetation. No conditions are required to protect existing trees, vegetation, water resources, wildlife habitat, or other significant natural resources.

- L. **Other conditions necessary to permit the development of the County in conformity with the intent and purpose of this Ordinance and the policies of the Comprehensive Plan.**

No additional conditions are recommended to comply with the intent and purpose of the MCZO or Comprehensive Plan.

SECTION 6.075. LENGTH OF PERMITS, PERMIT HOLDER, RENEWAL AND REVOCATION.

- A. **Length of Permit and Permit Holder: The County may evaluate how long a particular conditional use is expected to remain valid. Some conditional uses may be considered "permanent" as a fully developed use that "runs with the land" and it attaches to and benefits the land and is not limited to a particular landowner. The County may require the owner of the original conditional use permit to record the permitted use on the deed record. The permit is the responsibility of the current owner of the property, whether that is the original applicant or a successor.**

A conditional use permit may allow a use that would benefit the permit owner on a sporadic or temporary basis until the purpose for the conditional use permit no longer exists. Upon termination of the use, the land must be in a condition that it may be re-developed in compliance with its current zoning designation. The County may authorize a conditional use permit until a particular date, for a stated period of time, or until the occurrence of a particular event. Additionally, the County may stipulate that a Conditional Use Permit will be reviewed or renewable after a stated time period.

The proposed development is considered a permanent, fully developed use that runs with the land. No term limit is recommended for this permit.

- B. **Reviews and Renewals. If a review or renewal date is included as a condition by which a conditional use permit is granted, initial review would be ministerial and completed by the Planning Director. The holder of the conditional use permit will be required to make application and pay the requisite fee for review. The review would evaluate the permit conditions and adherence to them, determine if any changes had taken place with the uses allowed in the zone, and determine whether any complaints had been logged concerning the property or the conditional use. If any concerns arise further review will take place at a public hearing with notice. If no concerns arise the permit will be renewed.**

For conditional use permits without a review or renewal condition, or if complaints are received concerning a conditional use permit, the County may review any valid conditional use permit for compliance with the conditions of the permit. This review would be a ministerial review done by the Planning Director. If it is deemed necessary by the Planning Director to amend or revoke the permit, a public hearing with notice must be held before the Planning Commission. If action is based on a complaint the complainant may be required to pay any permit review or renewal application fees.

This Conditional Use Permit does not include a review or renewal date. If complaints are received concerning the proposed use, the County reserves the right to review the development for compliance with the applicable conditions of approval.

- C. Revocation or Vacation. Any conditional use permit may be vacated by the current landowner or by the County after appropriate notice and hearing when:**
- **The use has been terminated and there is no expectation by the landowner and the County that the use will continue;**
 - **The use is not being conducted in compliance with the stated conditions of the permit, or**
 - **The County finds that the use jeopardizes the public health, safety and welfare of Morrow County and the use does not conform to the Morrow County Code Enforcement Ordinance or other adopted ordinances. (MC OR-1-2013)**

Finding: The County reserves the right to revoke the permit based on this criterion.

III. LEGAL NOTICE PUBLISHED: November 13, 2024
Heppner Gazette-Times

November 13, 2024
East Oregonian

IV. AGENCIES NOTIFIED: James Johnson, ODA; Patty Isaak, DEQ; Dawn Hert, DLCD; Chris Kowitz, OWRD; Mike Hyatt, DEQ; Daniel Somers, ODFW; Kim Peacher, US Navy; Mike Hughes and Marty Broadbent, Boardman Fire District; Mike Gorman, Morrow County Assessor; Eric Imes Morrow County Public Works; Glen McIntire, Morrow County Building Official; Corey Sweeney, Morrow County Weed Coordinator; Lisa Mittelsdorf and Jacob Cain, Port of Morrow; Steve Freeland, Morrow County Emergency Management.

V. PROPERTY OWNERS NOTIFIED: November 13, 2024

VI. HEARING DATE: December 3, 2024
North Morrow Government Building
Irrigon, Oregon

VII. PLANNING COMMISSION: Staff recommends the Planning Commission approve CUP-N-382-24 subject to the following **CONDITIONS OF APPROVAL:**

1. The applicant shall obtain the necessary Zoning and Building Permits for all buildings associated with the power generation facility.
2. Submit a site plan showing legal access to the digester.

3. The methane digester shall be decommissioned and removed from the premises once the facility is no longer used for its intended purpose, and the land shall be returned to its original condition as nearly as possible.

MORROW COUNTY PLANNING COMMISSION

Stacie Ekstrom, Chair

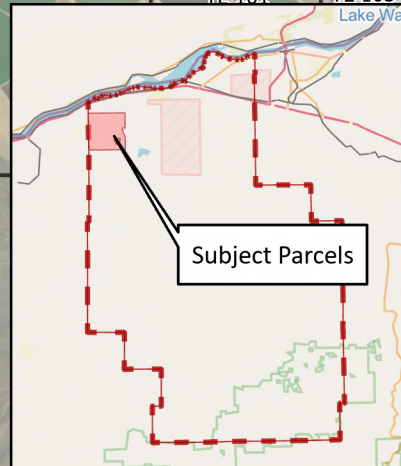
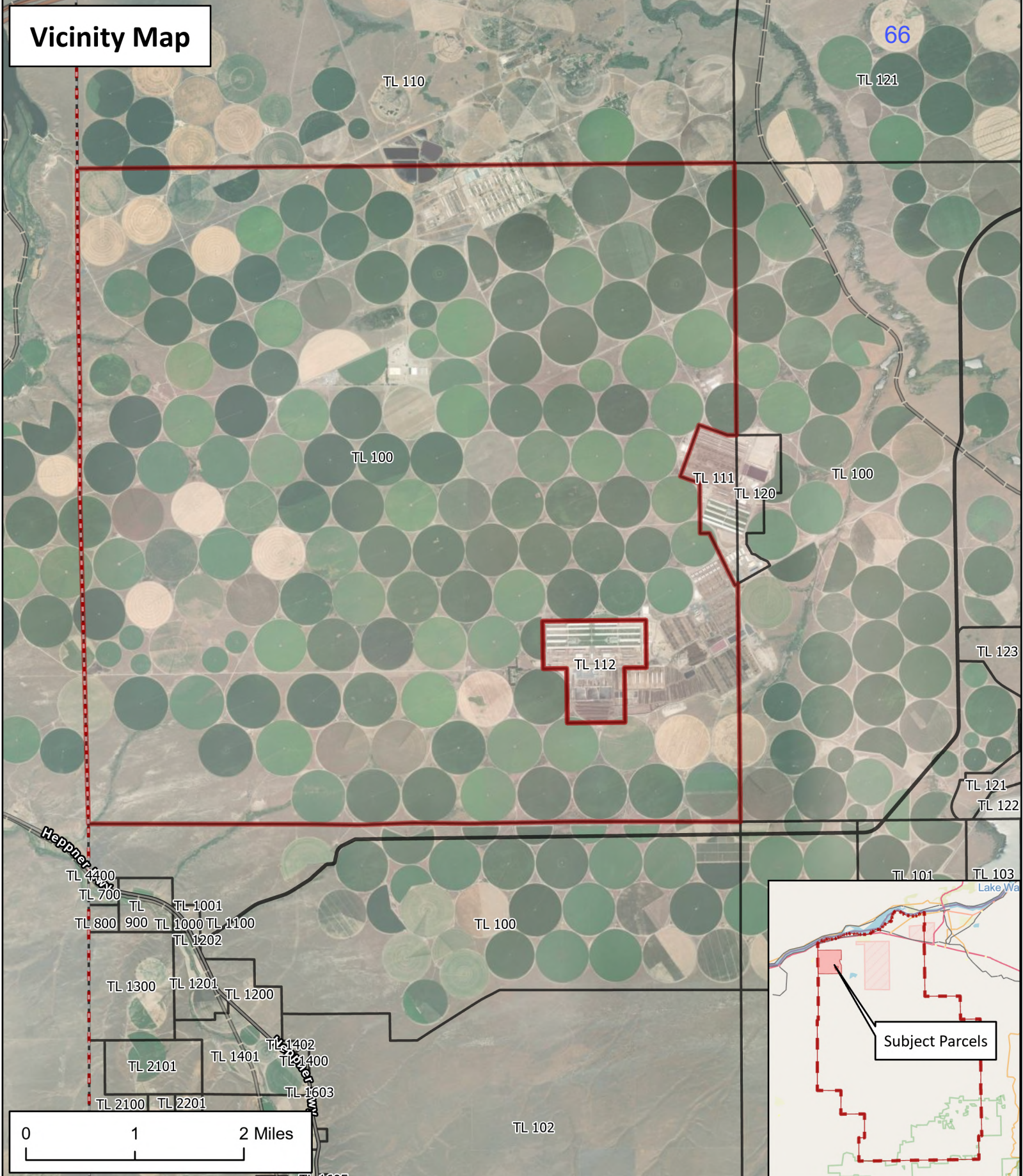
Date

Attachments:

- A. Vicinity Map
- B. Application with Attachments




PRELIMINARY

Vicinity Map



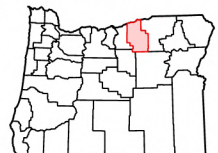
CUP-N-382-24

Threemile Canyon Farms
3N23E TL100 & 112

-  Morrow County Tax Lot
-  Morrow County Boundary
-  Subject Parcels

Coordinate System:
NAD 1983 HARN StatePlane Oregon North FIPS 3601
Projection: Lambert Conformal Conic
Datum: North American 1983 HARN

Cartography By: Stephen Wrecsics
Friday, November 8, 2024
Morrow County Planning Department



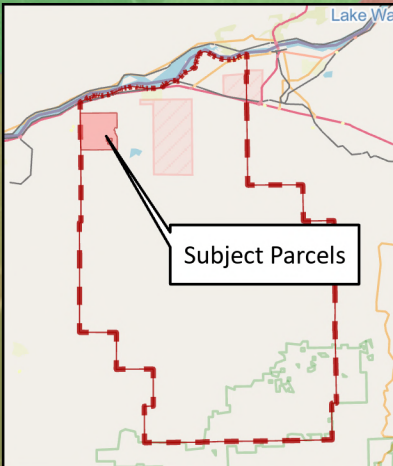
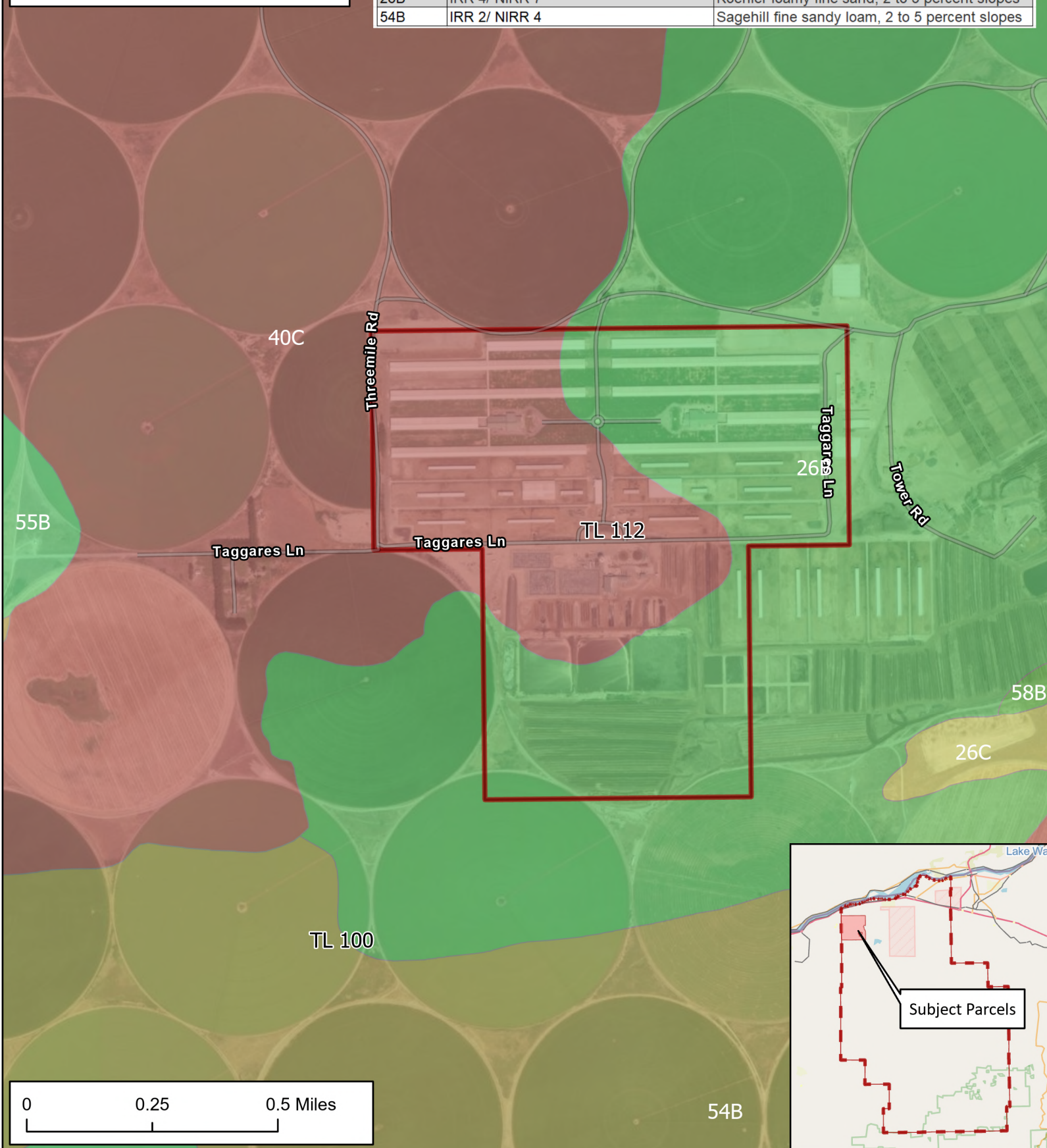
GILLIAM COUNTY PROPERTIES						
CORRECTED	OWNER	OWNER 2	MAIL ADDRESS	CITY	STATE	ZIPCODE
3N22E 702	KREBS SKYE & PENNY		73654 HWY 74	IONE	OR	97843
2N22E 400	KREBS KIP & SARAH		75398 HWY 74	IONE	OR	97843
2N22E 100	KREBS KIP & SARAH		75398 HWY 74	IONE	OR	97843
2N22E 200	KREBS KIP & SARAH		75398 HWY 74	IONE	OR	97843
3N22E 2100	THREEMILE CANYON FARMS, LLC		75906 THREEMILE RD	BOARDMAN	OR	97818
3N22E 1301	THREEMILE CANYON FARMS, LLC		75906 THREEMILE RD	BOARDMAN	OR	97818
3N22E 100	THREEMILE CANYON FARMS, LLC		75906 THREEMILE RD	BOARDMAN	OR	97818
3N22E 1302	HARRIS JUDITH A		76044 SULLIVAN RD	IONE	OR	97843

CORRECTED	OWNER 1	OWNER 2	MAIL ADDRESS	CITY	STATE	ZIPCODE
2N23E 800	CAL HOLDINGS, LLC		17031 S CLACKAMAS RIVER DR	OREGON CITY	OR	97045
2N23E 1300	CAL HOLDINGS, LLC		17031 S CLACKAMAS RIVER DR	OREGON CITY	OR	97045
2N23E 1201	CAL HOLDINGS, LLC		17031 S CLACKAMAS RIVER DR	OREGON CITY	OR	97045
2N23E 1100	STATE OF OREGON		417 TRANSPORTATION BLDG	SALEM	OR	97310
2N23E 1000	EATON, MICHAEL & SHERRY		72396 HWY 74	IONE	OR	97843
2N23E 1001	TAYLOR, RODERICK H & TAYLOR, GLENDA S		72447 HWY 74	IONE	OR	97843
2N23E 900	DUELING J'S LIGHTNING BAR, LLC		72512 HIGHWAY 74	IONE	OR	97843
2N23E 700	STRZELEWICZ, KURTIS C		72782 HWY 74	IONE	OR	97843
4N24E 121	THREEMILE CANYON FARMS, LLC		75906 THREEMILE RD	BOARDMAN	OR	97818
3N24E 120	THREEMILE CANYON FARMS, LLC		75906 THREEMILE RD	BOARDMAN	OR	97818
3N23E 112	THREEMILE CANYON FARMS, LLC		75906 THREEMILE RD	BOARDMAN	OR	97818
3N23E 111	THREEMILE CANYON FARMS, LLC		75906 THREEMILE RD	BOARDMAN	OR	97818
4N23E 110	THREEMILE CANYON FARMS, LLC		75906 THREEMILE RD	BOARDMAN	OR	97818
3N23E 100	THREEMILE CANYON FARMS, LLC		75906 THREEMILE RD	BOARDMAN	OR	97818
2N23E 100	THREEMILE CANYON FARMS, LLC		75906 THREEMILE RD	BOARDMAN	OR	97818
3N24E 100	THREEMILE CANYON FARMS, LLC		75906 THREEMILE RD	BOARDMAN	OR	97818
2N24E 100	THREEMILE CANYON FARMS, LLC		75906 THREEMILE RD	BOARDMAN	OR	97818
2N23E 4400	MORROW COUNTY		PO BOX 788	HEPPNER	OR	97836

CUP-N-356-22 | Threemile Canyon Farms | EFU : 1 Mile Notice
 4N 24E TL110
 S:\Planning\Conditional Use Permits\Worth\2022\CUP-N-356-22 TMCF



USDA Soil Classification

SYMBOL	IRRIGATED/NON-IRRIGATED CLASS	SOIL NAME
40C	IRR 4/ NIRR 7	Quincy loamy fine sand, 2 to 10 percent slopes
26B	IRR 4/ NIRR 7	Koehler loamy fine sand, 2 to 5 percent slopes
54B	IRR 2/ NIRR 4	Sagehill fine sandy loam, 2 to 5 percent slopes



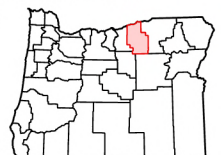
CUP-N-382-24

Threemile Canyon Farms
3N23E TL100 & 112

-  Morrow County Tax Lot
-  Morrow County Boundary
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Coordinate System:
NAD 1983 HARN StatePlane Oregon North FIPS 3601
Projection: Lambert Conformal Conic
Datum: North American 1983 HARN

Cartography By: Stephen Wrecsics
Friday, November 8, 2024
Morrow County Planning Department



SHEET KEYNOTES

1. PRIMARY DIGGER. SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
2. SECONDARY DIGGER. SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
3. HEAT EXCHANGER CONTAINER. SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
4. CONTROL CONTAINER. SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
5. UTILITIES UNIT. SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
6. HEATING UNIT. SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
7. FEED PUMP & MACERATOR. SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
8. EFFLUENT PUMP. SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
9. DIGESTER CIRCULATION PUMP. SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
10. FLARE. SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
11. UPGRADE. SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
12. IRON DOSING. SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
13. FUTURE CO2 AREA
14. HEAVY DUTY GRAVEL SURFACE - DETAIL C1C-501, TYPICAL
15. 4 WIDE HEAVY DUTY GRAVEL SHOULDER - DETAIL C1C-501, TYPICAL
16. CAR WHEELSTOP - DETAIL A5C-501, TYPICAL OF 13
17. TRUCK WHEELSTOP - DETAIL A3C-501, TYPICAL OF 20
18. CHAINLINK (TYPICAL FEI SECURITY FENCING (7' FABRIC WIDTH) - DETAIL A1C-503 AND C-504, TYPICAL
19. PIPE BOLLARD. TYPICAL OF 34 - DETAIL A1C-505, LOCATE BOLLARDS TO AVOID STRUCTURE FOUNDATIONS.
20. TRANSFORMER - SEE ELECTRICAL PLANS
21. NEW LIGHTPOLE - SEE ELECTRICAL PLANS
22. PROPOSED THICKENING BUILDING. SEE ARCHITECTURAL AND PROCESSING PLANS FOR MORE INFORMATION
23. PROPOSED OPERATIONS BUILDING. SEE ARCHITECTURAL AND PROCESSING PLANS FOR MORE INFORMATION
24. PROPOSED INFLUENT PIT. SEE ARCHITECTURAL AND PROCESSING PLANS FOR MORE INFORMATION
25. PROPOSED 20'X20' SECONDARY LIQUIDS PIT
26. PROPOSED EQUALIZATION TANK. SEE ARCHITECTURAL AND PROCESSING PLANS FOR MORE INFORMATION.
27. PROPERTY LINE
28. PROPOSED MAINTENANCE AREA
29. HEAVY DUTY ASPHALT PAVEMENT - DETAIL XXXC-50X
30. PROPOSED ELECTRICAL ROOM
31. PROPOSED 20'X20' SECONDARY SOLIDS PIT
32. T.P. 03 POTABLE WATER
33. T.P. 06 NON-POTABLE WATER
34. PROPOSED MAINTENANCE SHOP
35. PROPOSED WHEELSTOP
36. PARKING STRIPE
37. EXISTING IRRIGATION LINE
38. PROPOSED 15' ACCESS PATH

SITE & ZONING INFORMATION

LOCATION:	THREE MILE FARM 7590 THREE MILE RD CITY OF BOARDMAN, MORROW COUNTY OREGON 97818
ASSESSOR'S MAP #:	03N29E
TAX LOT #:	100
TOTAL SITE AREA:	422401.98 ACRES (LOT 100)
PROPOSED SITE AREA:	45.88 ACRES (INCLUDES ADDITIONAL LEASE AREA)
ZONING:	EFU - EXCLUSIVE FARM USE PER MORROW COUNTY LAND USE MAP
FIRE DISTRICT:	BOARDMAN FIRE DISTRICT
PROJECT JURISDICTION:	MORROW COUNTY
NRCS SOIL CLASSIFICATION:	2B8 - KOHLER LOAMY FINE SAND 2-5% IRRIGATED CLASS 4 NON IRRIGATED CLASS 7

CONTROL POINTS

NUMBER	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	CONCRETE NAIL	20000.00	10000.00	2200.00
2	REBAR HUB	18614.105	6837.869	2204.64
3	REBAR HUB	16468.007	6941.838	2231.95
4	REBAR HUB	17645.391	11719.841	2232.19
5	THREADED ROD	20750.473	11708.069	2195.13

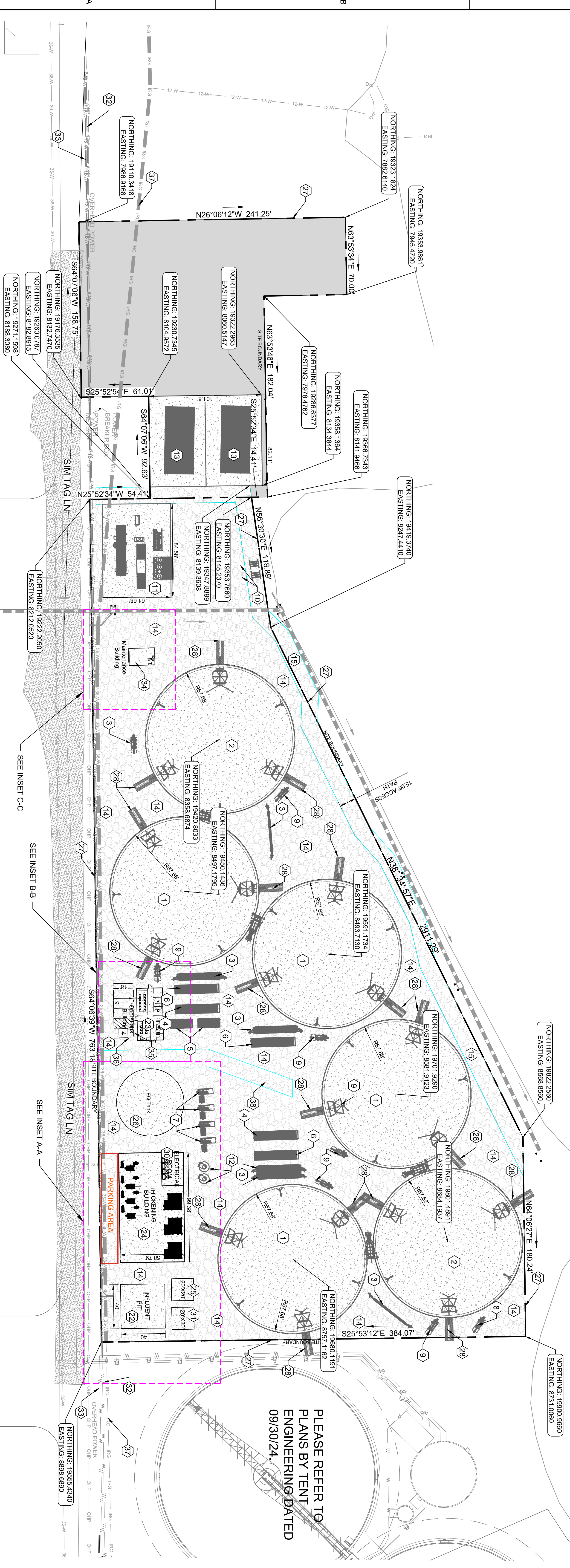
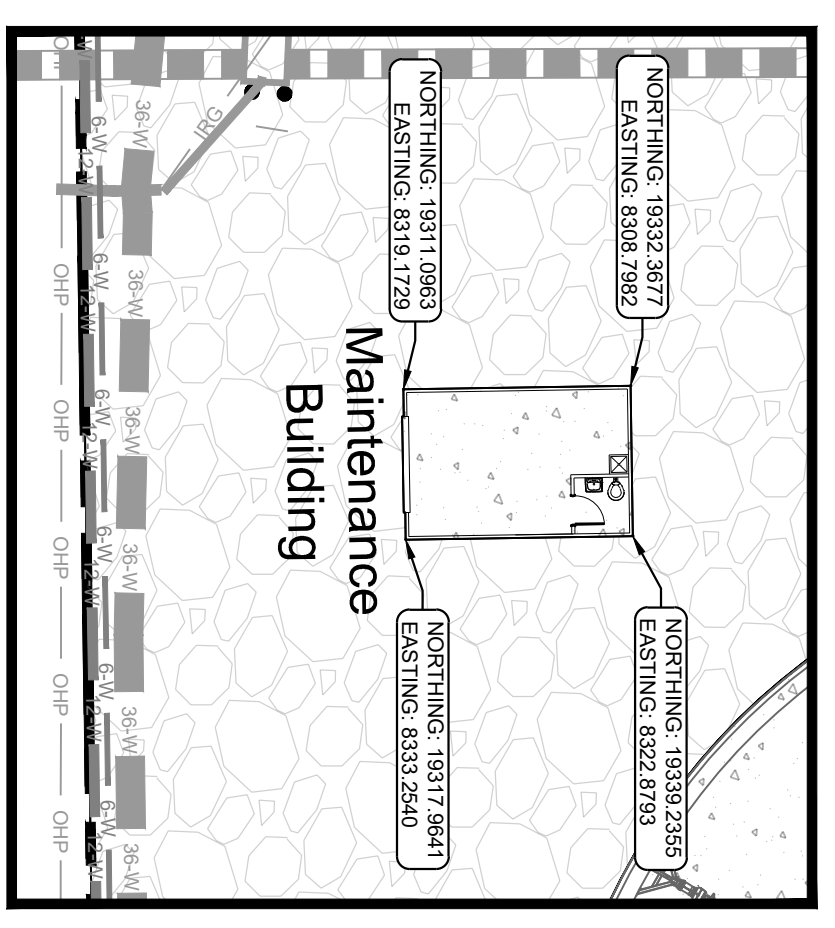
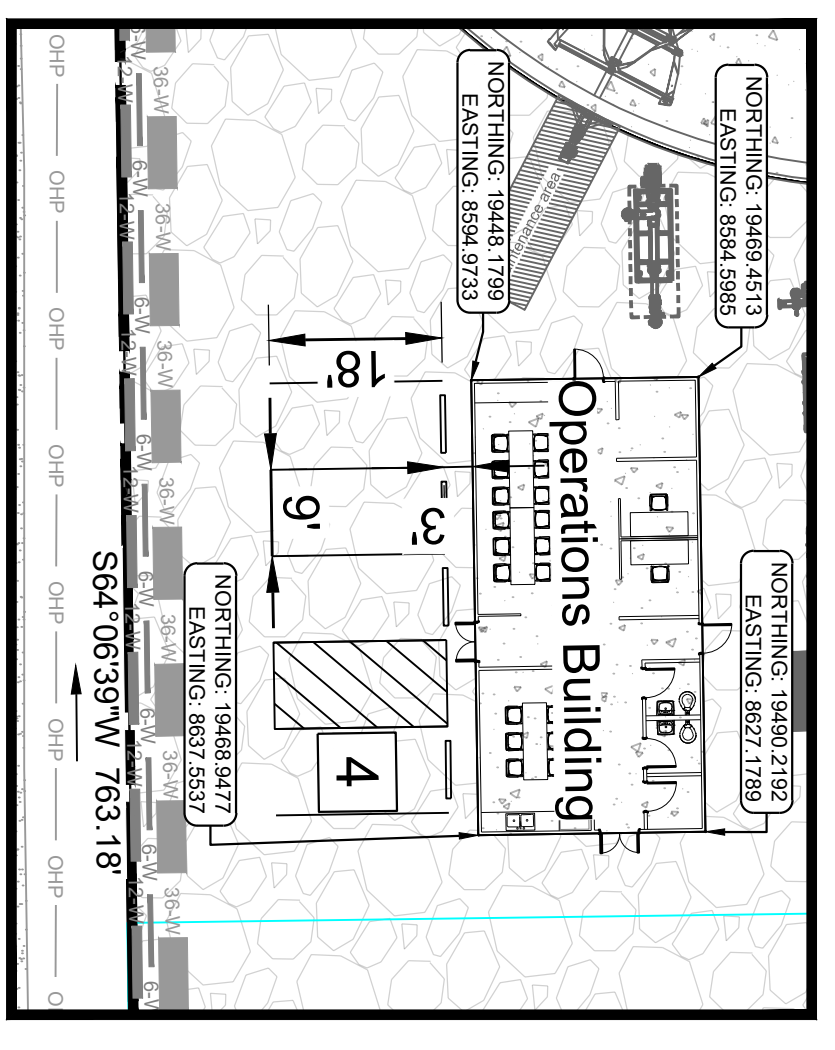
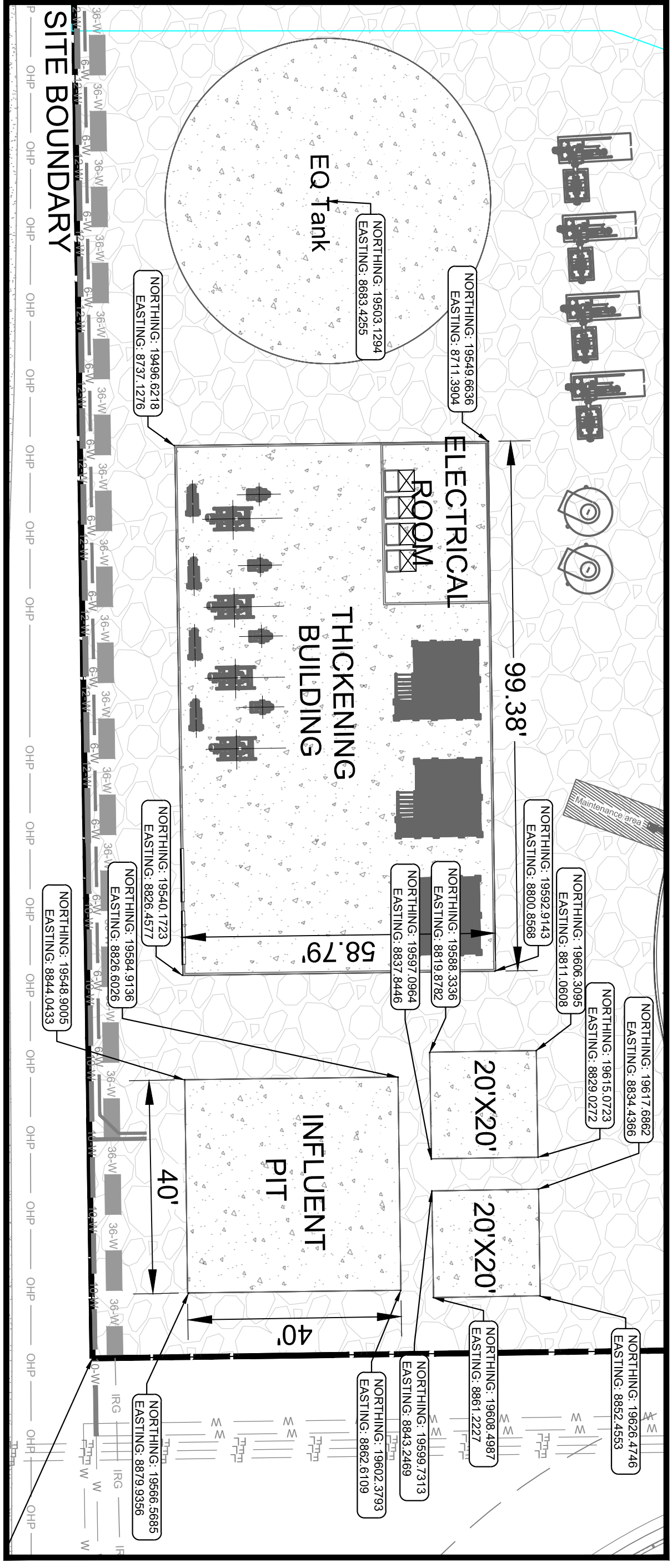
NOTE: SURVEY PROVIDED BY OTHERS. IN LOCAL COORDINATE SYSTEM, NOT TIED TO ANY DATUM

SHEET LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- HEAVY DUTY GRAVEL SURFACE
- HANDICAP PARKING ACCESS
- PARKING SPACE COUNT

GENERAL SHEET NOTES

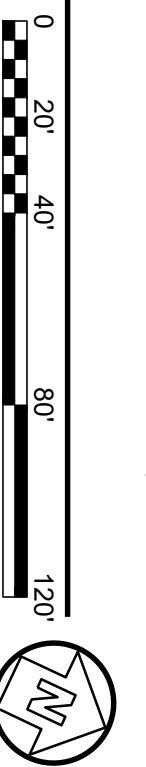
1. REFER TO SHEET C-001 AND C-002 FOR GENERAL CIVIL NOTES, LEGENDS, AND ABBREVIATIONS.
2. THIS SHEET IS PART OF A MULTI-DISCIPLINE, MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ AND COORDINATED WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THEIR REPRESENTATIVES). THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES AND THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
4. EXISTING INFORMATION IS BASED ON SURVEY CONDUCTED BY ARMSTRONG SURVEYING DATED 08/20/2024. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATIONS OF ALL UTILITIES SHOWN ON THIS SURVEY AND IS NOT BASED ON A FIELD-SHED COORDINATE SYSTEM. THE ELEVATIONS SHOWN DO NOT APPEAR TO BE BASED ON A ESTABLISHED ELEVATION DATUM. SEE SURVEY FOR MORE INFORMATION.
5. THERE IS NO FLOODPLAIN ON THIS SITE PER FEMA FIRM MAP 42049C0225D DATED 12/18/2007.
6. CONTRACTOR TO INSTALL ALL APPROPRIATE EROSION CONTROL MEASURES PRIOR TO DEMOLITION ACTIVITY TAKING PLACE.
7. CONTRACTOR TO ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS CONCERNING THE REMOVAL, DEMOLITION, AND/OR DISPOSAL OF POSSIBLE HAZARDOUS MATERIALS INCLUDING LEAD PAINT, ASBESTOS, ETC., DURING ALL PHASES OF CONSTRUCTION.
8. CONTRACTOR TO NOTIFY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO THE START OF ANY DEMOLITION WORK. ANY FINES AND/OR PENALTIES INCURRED DUE TO THE CONTRACTOR NOT CONTACTING ALL REQUIRED GOVERNMENTAL AGENCIES PRIOR TO DEMOLITION SHALL BE PAID BY THE CONTRACTOR.
9. THIS PROPERTY FALLS WITHIN LIMITS OF THE LOWER UMATILLA GROUNDWATER MANAGEMENT AREA (LUGMA). CONTRACTOR TO CONTACT OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY FOR REQUIREMENTS REGARDING CONSTRUCTION ACTIVITY WITHIN LUGMA.



PLEASE REFER TO PLANS BY TENT ENGINEERING DATED 09/30/24

A1 DETAILED SITE PLAN

SCALE: 1" = 40'



ISSUED FOR REVIEW



3500 Parkway Lane, Suite 500
Peachtree Corners, GA 30092
Phone (678) 336-7740

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THREE MILE FARM - RENEWABLE NATURAL GAS REMODEL PROJECT

DATE	DESCRIPTION	BY	CHK	APP
11/18/24	ISSUED FOR REVIEW	SS	JW	AW
12/4/2024	1240709			

DETAILED SITE PLAN
CS102
SHEET NUMBER

ORIGINAL SHEET SIZE: 30" X 42"



LAND USE APPLICATION
CONDITIONAL USE REQUEST

70
RECEIVED
OCT 29 2024
BY: MR

PAID
600.00 paid

FILE NUMBER _____

Date Received _____

Date Deemed Complete _____

Applicable Zoning Ordinance Criteria: _____

Applicant:
Name(s) Threemile Canyon Farms

Address 75906 Marty Myers Road
Boardman, OR 97818

Phone 541-481-9274 E-mail address gharris@rdoffutt.com

Legal Owner: (if different from applicant)

Name(s) _____

Address _____

Proposed Conditional Use:

Description of Request and the Proposed Use:

The farm proposes to build an anaerobic digester and gas treatment facility on ground zoned EFU. Request for modification of existing CUP-N-169B or issuance of new CUP for proposed use.

Application narrative and supporting exhibits to follow under separate cover.

Existing Property Description:

Township T3N Range 23E Section 3 Tax Lot(s) 3N23E0100

Zoning Designation EFU
(If EFU or FU, soil information is required with your statement)

Located within an UGB? NO If yes, which city? _____

Physical Address _____

General Location 3 miles south of I 84 on Marty Myers road.

Public Road Access N/A. Private Marty Myers Road

Improvement Type and Condition of Road N/A

Fire Protection District or Method Boardman Fire and Rescue District

Solid Waste Disposal Method N/A

Existing Use of the Property Farm Use and existing CAFO.


Please provide a statement with the following information to the Planning Department:

1. A plot plan of the property with existing and proposed structures and roads and accesses
2. Existing and proposed water supply
3. Existing and proposed sewage disposal method
4. Utilities and other public services provided
5. Signs and/or lighting required
6. Parking/loading and fencing required
7. Drainage, is the land or any portion of it subject to flooding?
8. What, if any, change will there be in traffic use of the existing access?
9. Will the proposed use generate more than 400 automobile trips per day?
10. Will any new access be required?
11. A description of how the proposal will be compatible with surrounding land uses.
12. How the proposal will protect and preserve existing natural resources such as trees, vegetation, water resources and wildlife habitat and whether diking, screening or other landscaping will be required to protect nearby properties and habitats.

The applicant is responsible for providing all of the information to show compliance with the standards for approval. If you are unsure of the standards required by the code, the Planning Department will be happy to provide them, but it is the applicant's duty to prove to us your proposal meets all of the given code requirements. Your plot plan and narrative should show or answer the above details as well as address specific issues about your particular application as well.

Signatures:

I(we), the undersigned, acknowledge that I am familiar with the standards and limitations set forth by the Morrow County Zoning Ordinance and that additional information and materials may be required, as provided by the Zoning Ordinance and Comprehensive Plan. I propose to meet all standards set forth by the County's Zoning Ordinance and any applicable State and Federal regulations. I(we) certify that the statements and information provided with this application are true and correct to the best of my knowledge.

Signed:  _____
 (Applicant) (Applicant)
Threemile Canyon Farms _____
 (Legal Owner) (Legal Owner)

If this application is not signed by the property owner a letter authorizing signature by the applicant must be attached.

Date: 10/29/2024 Fee: \$600

**Morrow County Planning Department
P.O. Box 40, Irrigon Oregon 97844
(541) 922-4624 FAX: (541) 922-3472**

Statement of information to the Planning Department.

1. A plot plan of the property with existing and proposed structures and roads and accesses (Suggest current Boundary site with GA and tags for buildings).

See attached Site Plan of the Threemile RNG Remodel Project (Project”).

2. Existing and proposed water supply

There are no connections municipal water supply. The Project water needs will be supplied by an existing well water system owned and operated by Threemile Canyon Farms. The Project will connect to the well water supply near the Project site boundary.

3. Existing and proposed sewage disposal

There will be no connection to the city sewer. An onsite sanitary septic system will be provided for domestic sanitary waste only (i.e. toilet facilities).

4. Utilities and other public services provided

Electric power demand will be supplied by grid power from the Pacific Power and Light (PPL) transmission lines adjacent to the Project site. Three electrical service power drops within the Project site are planned. The Project does not include electrical transmission and distribution service lines, poles or towers. Natural gas service will be provided through a buried pipe extension of the existing service provided at the Columbia River Dairy.

5. 5.4 Signs and/or lighting required

No new signs outside of the Project site are proposed. Safety related signs will be placed within the Project Site.

Outdoors Project site lighting will be shielded and pointed downwards for avoidance of light pollution.

6. Parking/loading and fencing required

The Project site is planned with four parking spaces at the Operation Building, and two parking spaces at the Thickening Building. Both parking areas are on the south side of the Project site and close to existing Sim Tag Lane.

This project will not have any perimeter fencing as it is not required to be fenced off from the adjacent farm activities. The project is within the confines of the Three Mile Canyon Farm complex.

7. Drainage, is the land or any portion of it subject to flooding?

The Project is not in a flood plain.

No Project site drainage is discharged to waters of the United States or State of Oregon. Project site drainage will be collected on the site and flow to an adjacent farm lagoon.

8. What, if any, change will there be in traffic use of the existing access?

Generally, traffic for the Project will enter and leave the Threemile Farm via Threemile Road at the Interstate 84 interchange.

During construction (December 2024 through July 2026) the following traffic is estimated.

- **20-80 passenger vehicles trips (in and out of site) per day to support 10-40 temporary construction workers..**
- **2-15 trucks per day for materials and equipment deliveries depending on construction activities.**

During operations (beginning July 2026), 8 passenger vehicle trips per day to support a staff of four operators and maintenance persons to operate the facility.

9. Will the proposed use generate more than 400 automobile trips per day?

No

10. Will any new access be required?

No

11. A description of how the proposal will be compatible with surrounding land uses.

The Project site is approximately 5 acres and is buffered from the public being about 5 miles south of intersection of Threemile Canyon Road and Interstate 84, and about 16 miles west of Boardman, Oregon. The Project includes some structures that will be up to 30-feet tall, but the site will not be visible from Interstate 84 or Boardman. The Project site is situated within the Threemile Canyon Farm bound to the north by lagoons and irrigated farm fields, irrigated farm fields to the east, west and south, and is adjacent to other farm operations facilities to the east and south.

12. How the proposal will protect and preserve existing natural resources such as trees, vegetation, water resources and wildlife habitat and whether diking, screening or other landscaping will be required to protect nearby properties and habitats.

The Project site was previously a composting area with no vegetation, natural waters, trees, etc to support wildlife habitat. No wildlife habitats, natural waters, or vegetation have been removed for this Project. Surrounding site are pre-established farm road, waste management site, and farm lagoons.



Digester area



3500 Parkway Lane, Suite 500
Peachtree Corners, GA 30092
Phone (678) 336-7740

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CLIENT INFORMATION



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INFRASTRUCTURE GROUP



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PROJECT NAME

THREE MILE FARM - RENEWABLE
NATURAL GAS REMODEL PIPELINE
PROJECT

KEY PLAN

CORPORATE SEAL

ENGINEER SEAL

DRAWING ISSUE

REV	DATE	DESCRIPTION	CHK	APP
3	11/18/2024	REV 3 CLIENT COMMENTS	VN	VN NA
2	11/12/2024	REV 2 NOTES	VN	VN ACL
1	11/08/2024	REV 1 UPDATE COORDINATE	MD	VN ACL
0	11/06/2024	ISSUED FOR CONSTRUCTION	MD	VN ACL
B	10/14/2024	ISSUED FOR REVIEW	MD	VN ACL
A	10/04/2024	PREFINAL SUBMITTAL	MD	VN ACL

POND PROJECT #

1240709

SHEET TITLE

COVER SHEET

SHEET NUMBER

G-001

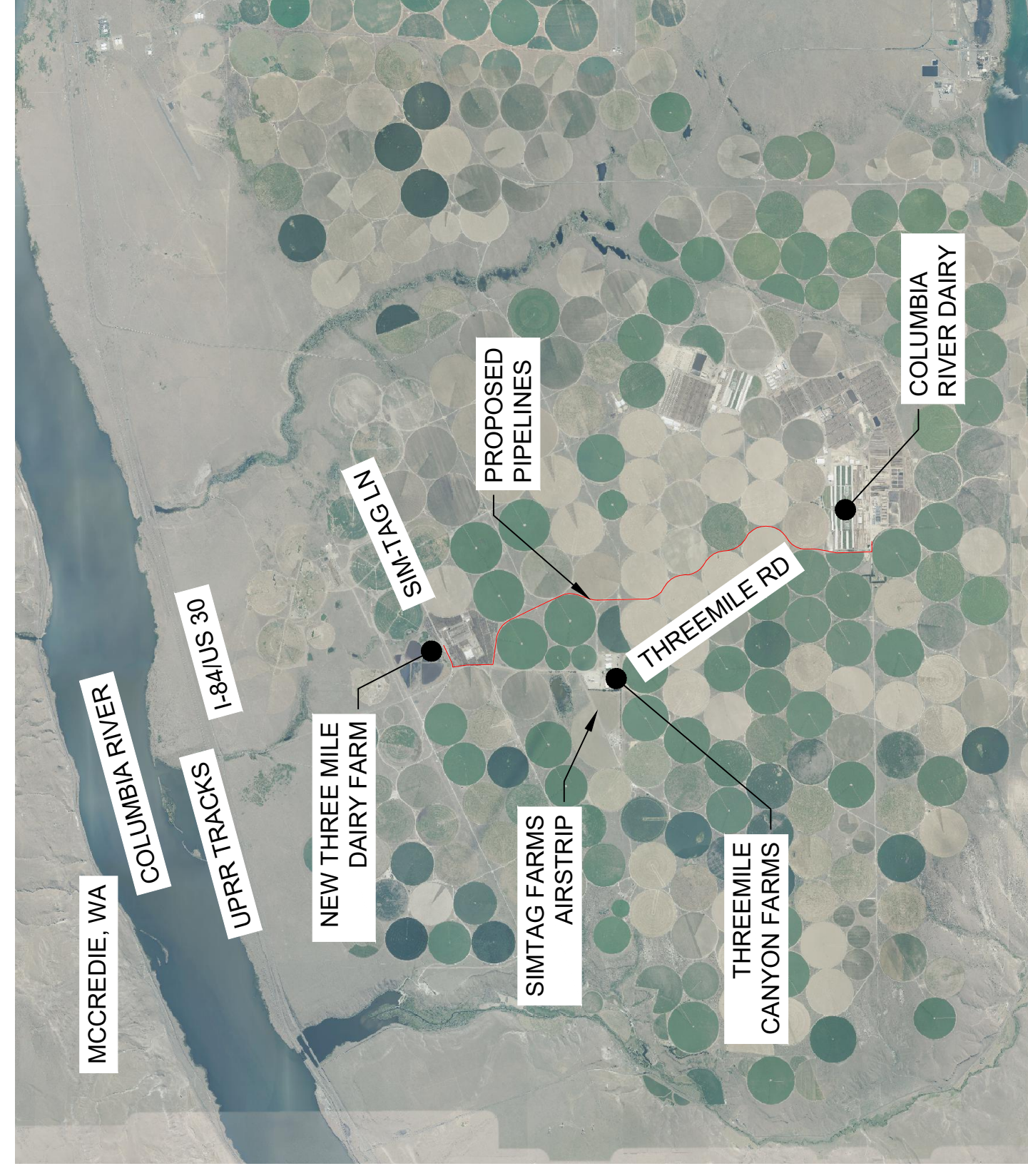
ORIGINAL SHEET SIZE: 30" X 42"

THREE MILE FARM RNG PROJECT

MORROW COUNTY, OR 97818

ISSUED FOR CONSTRUCTION

NOVEMBER 18, 2024



SCALE: 1" = 7500'

VICINITY MAP
(DATA FROM © 2024 MICROSOFT AIRBUS)

SHEET NUMBER	SHEET INDEX	SHEET TITLE
G-001		COVER SHEET
G-002		GENERAL NOTES, LEGEND & ABBREVIATIONS
VF101		FIELD SURVEY
CU201		PIPELINE PLAN STA 00+00 TO STA 103+00
CU202		PIPELINE PLAN STA 103+00 TO STA 239+00
CU203		PIPELINE PLAN STA 239+00 TO STA 310+99
CU501		CONSTRUCTION DETAILS
CU502		CONSTRUCTION DETAILS

PIPE	NOMINAL DIAMETER	OUTER DIAMETER (inches)	SDR	INNER DIAMETER (inches)	WALL THICKNESS (inches)	SPECIFICATION	CELL CLASSIFICATION	DESIGN PRESSURE (PSIG)	MAOP (PSIG)
1	8 IPS	6.625	11	6.863	0.784	PE4710	PE445574C	104	125
2	6 IPS	6.625	11	5.348	0.602	PE4710	PE445574C	90	125
3	4 IPS	4.500	11*	3.633*	0.408*	PE4710	PE445574C	90*	125

* TO BE DETERMINED BY OTHERS

KEYNOTES

1. PRIMARY DIGESTER - SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
2. SECONDARY DIGESTER - SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
3. HEAT EXCHANGER CONTAINER - SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
4. CONTROL CONTAINER - SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
5. UTILITIES UNIT - SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
6. HEATING UNIT - SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
7. FEED PUMP & MACERATOR - SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
8. EFFLUENT PUMP - SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
9. DIGESTATE CIRCULATION PUMP - SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
10. FLARE - SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
11. UPGRADE - SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
12. IRON DOSING - SEE PLANS BY HOST ENGINEERING FOR MORE INFORMATION
13. CONCRETE PAVEMENT - DETAIL D11C-501, TYPICAL
14. HEAVY DUTY GRAVEL SURFACE - DETAIL C11C-501, TYPICAL
15. 4" WIDE HEAVY DUTY GRAVEL SHOULDER - DETAIL C11C-501
16. CAR WHEELSTOP - DETAIL A5C-501, TYPICAL OF 13
17. TRUCK WHEELSTOP - DETAIL A31C-501, TYPICAL OF 20
18. CHAINLINK (TYPICAL FEET) SECURITY FENCING
19. PIPE BOLLARD, TYPICAL OF 34 - DETAIL A11C-503 AND C-504, TYPICAL
20. AROUND STRUCTURE FOUNDATIONS
21. NEW LIGHTPOLE - SEE ELECTRICAL PLANS
22. PROPOSED THICKENING BUILDING - SEE ARCHITECTURAL AND PROCESSING PLANS FOR MORE INFORMATION
23. PROPOSED OPERATIONS BUILDING - SEE ARCHITECTURAL AND PROCESSING PLANS FOR MORE INFORMATION
24. PROPOSED INFLUENT PIT - SEE ARCHITECTURAL AND PROCESSING PLANS FOR MORE INFORMATION
25. PROPOSED 20'X20' SECONDARY LIQUIDS PIT
26. PROPOSED EQUALIZATION TANK - SEE ARCHITECTURAL AND PROCESSING PLANS FOR MORE INFORMATION
27. PROPERTY LINE
28. PROPOSED MAINTENANCE AREA
29. HEAVY DUTY ASPHALT PAVEMENT - DETAIL XXXC-50X
30. PROPOSED ELECTRICAL ROOM
31. PROPOSED 20'X20' SECONDARY SOLIDS PIT
32. T.P. 03 POTABLE WATER
33. T.P. 06 NON-POTABLE WATER

SITE & ZONING INFORMATION

LOCATION	THREE MILE FARM 7500 THREE MILE RD MORROW, MORROW COUNTY OREGON 97118
ASSESSOR'S MAP #	03N23E
TAX LOT #	100
TOTAL SITE AREA	±22401.89 ACRES
PROPOSED SITE AREA	±5.88 ACRES
ZONING	EFU - EXCLUSIVE FARM USE PER MORROW COUNTY LAND USE MAP
FIRE DISTRICT	CITY OF BOARDMAN
PROJECT JURISDICTION	MORROW COUNTY
NRCS SOIL CLASSIFICATION	2B1 - KOEHLER LOAMY FINE SAND 2.5% IRRIGATED CLASS 4 NON IRRIGATED CLASS 7

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NOTE: SURVEY PROVIDED BY OTHERS, IN LOCAL COORDINATE SYSTEM, NOT TIED TO ANY DATUM

SHEET LEGEND

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	HEAVY DUTY GRAVEL SURFACE

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4. EXISTING INFORMATION IS BASED ON SURVEY CONDUCTED BY ARMSTRONG SURVEYING DATED SEPTEMBER 12, 2024. PLEASE REFER TO THE SURVEY REPORT FOR THE FULL SURVEY DATA. THE SHOWN DO NOT APPEAR TO BE BASED ON A PUBLISHED COORDINATE SYSTEM. SEE SURVEY FOR MORE INFORMATION.
5. THERE IS NO FLOODPLAIN ON THIS SITE PER FEMA FIRM MAP 42049C0225D DATED 12/16/2007.
6. CONTRACTOR TO INSTALL ALL APPROPRIATE EROSION CONTROL MEASURES PRIOR TO DEMOLITION ACTIVITY TAKING PLACE.
7. CONTRACTOR TO ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS CONCERNING THE REMOVAL, DEMOLITION, AND/OR DISPOSAL OF POSSIBLE HARMFUL MATERIALS INCLUDING LEAD PAINT, ASBESTOS, ETC. DURING ALL PHASES OF CONSTRUCTION.
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3500 Parkway Lane, Suite 500
Pacifica, CA 90292
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PROJECT NAME
THREE MILE FARM - RENEWABLE
NATURAL GAS REMODEL PROJECT

KEY PLAN

CORPORATE SEAL

ENGINEER SEAL

DRAWING ISSUE

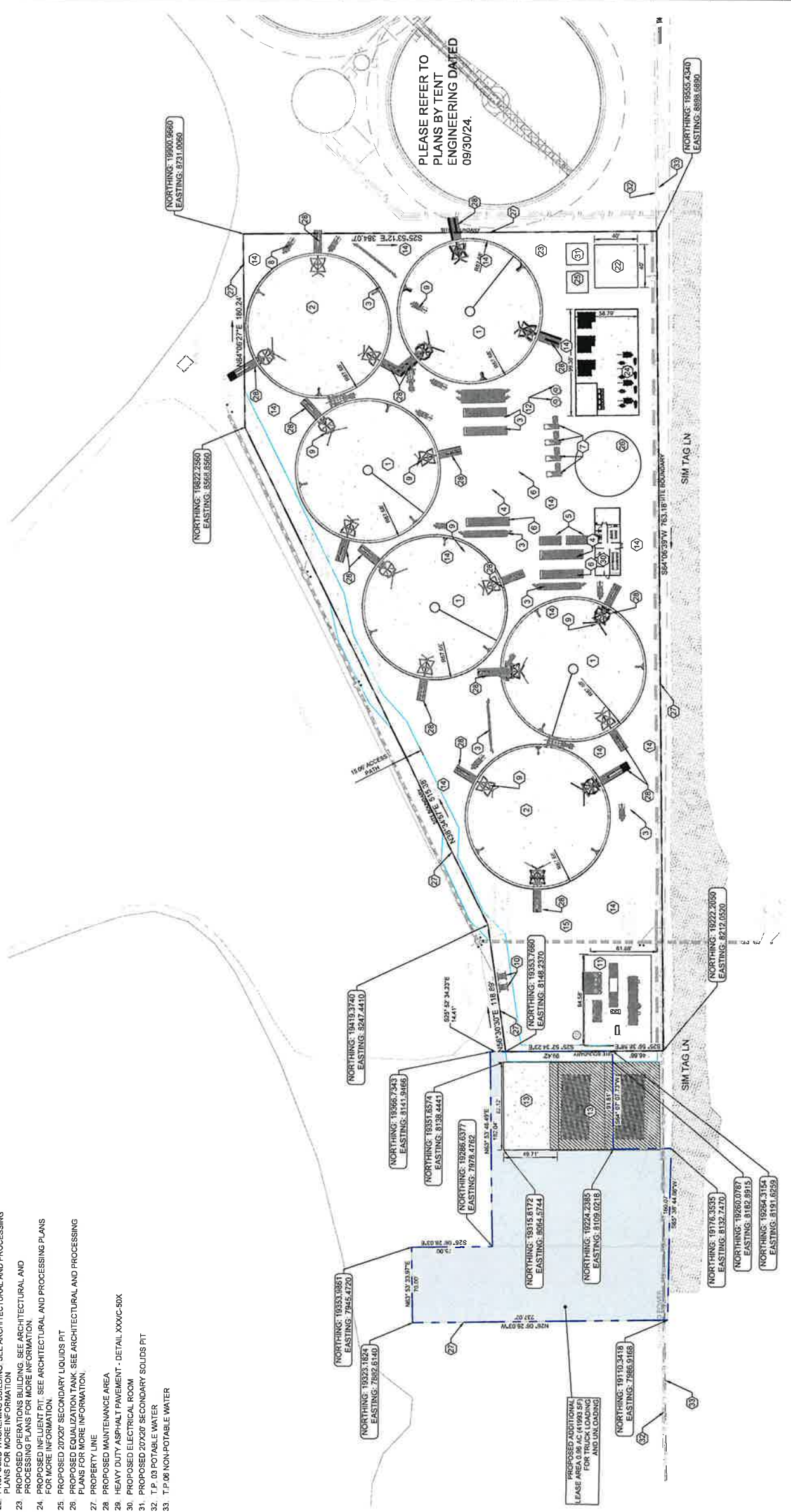
REV	DATE	DESCRIPTION	BY	CHK	APP
C	11/17/24	ISSUED FOR REVIEW	SS	CO	CO
B	10/22/24	ISSUED FOR REVIEW	SS	CO	CO
A	10/08/24	ISSUED FOR REVIEW	SS	CO	CO

POND PROJECT #
1240709

SHEET TITLE
DETAILED SITE PLAN

SHEET NUMBER
CS102

ORIGINAL SHEET SIZE: 30" X 42"



A1 DETAILED SITE PLAN
SCALE: 1" = 40'

ISSUED FOR REVIEW