

# PLANNING DEPARTMENT

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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, February 25, 2025, 6:00 pm**  
**Morrow County Government Center, Irrigon, OR**  
**[For Electronic Participation See Meeting Information on Page 2](#)**

### Members of Commission

Stacie Ekstrom, Chair

John Kilkenny, Vice Chair

Charlene Cooley

Stephen Henthorn

Karl Smith

Tripp Finch

Andrew Cemore

Brian Thompson

Elizabeth Peterson

### Members of Staff

Tamra Mabbott, Planning Director

Stephen Wrecsics, Associate Planner, GIS

Michaela Ramirez, Administrative Assistant

Jim Bagley, Principal Planner

Clint Shoemake, Planning Tech

Kaitlin Kennedy, Code Compliance Planner

1. **Call to Order**
2. **Introduction of new Planning Department staff, Principal Planner, Jim Bagley**
3. **Roll Call**
4. **Pledge of Allegiance**
5. **Minutes:** (Draft) January 28, 2025 [pg. 4-7](#)
6. **Public Hearings** to begin at 6:00 PM (COMMISSION ACTION REQUIRED)
  - I. **Continued Hearing. Land Partition LP-N-529-24, Replat R-N-88-24: City of Boardman, Applicant, and Owner:** The property is described as tax lot 134 of Assessor's Map 4N 24. The property is zoned Space Age Industrial (SAI) and is located west of the City of Boardman, south of Interstate 84 and east of Tower Road. Kunze Lane bisects the middle of the parcel, located between proposed parcels 2 and 3. The request is to replat Parcel 1 of Partition Plat 2014-05 into three parcels of the following approximate acreages: 12.7 acres, 85.5 acres, and 208 acres. Criteria for approval include Morrow County Zoning Ordinance Article 5 Land Partition Section 5.030 and 5.075 Replatting. [9-76](#)
  - II. **Conditional Use permit CUP-N-378-24: Victor Calvillo, 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 5800 of

2

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. [pg. 78-95](#)

III. **Conditional Use permit CUP-N-385-25: Eudoro Cardenas Herrera, 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 403 of Assessor's Map 5N26E22D01. The subject parcel is zoned Rural Residential (RR) and is located outside of the City of Irrigon's Urban Growth Boundary (UGB). Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.050, Suburban Residential, and Article 6 Section 6.050.G, Standards Governing Conditional Uses, Home Occupations. [pg. 97-114](#)

7. **Other Business:** Code Compliance Update-Kaitlin Kennedy  
Long-range planning priorities -Tamra Mabbott  
February monthly update

8. **Correspondence:**

9. **Public Comment:**

10. **Adjourn**

**Next Meeting:** Tuesday, March 25, 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: February 25, 2025, 6:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

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

Meeting ID: **655 469 7321**

Passcode: **513093**

Find your local number: <https://us02web.zoom.us/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](mailto:tmabbott@co.morrow.or.us).*

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**Draft Minutes of the Public Meeting of the  
Morrow County Planning Commission  
Tuesday, January 28, 2025, 6:00 pm  
Bartholomew Building  
110 N Court St Heppner, OR**

**COMMISSIONERS PRESENT:**

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

**COMMISSIONERS ABSENT:**

John Kilkenny

**ATTENDANCE via ZOOM:**

Andy Cemore

**STAFF PRESENT:**

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

**Staff Zoom:**

Stephen Wrecsics, GIS Analyst  
Clint Shoemake, Planning Technician  
Daisy Goebel, Principal Planner

**1. CALL TO ORDER**

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

**2. ROLL CALL****3. PLEDGE****4. APPROVAL OF DECEMBER 3<sup>rd</sup> DRAFT MINUTES**

**Recommended Action:** Approve

**Action:** Approved

**Presented by: Planning Director Tamra Mabbott**

**I. Variance V-N-053-24: Port of Morrow, Applicant, and Owner**

**Conflicts of interest:** None

**Request:** The property is described as tax lot 131 of Assessor's Map 4N 24E 21. The property is zoned Air Industrial Park (AI) and is located on Boardman Airport Lane, south of the Boardman Airport, approximately 0.7 miles southwest of the intersection with Tower Road. The request is to allow a variance to seek relief from the minimum right-of-way setback. Criteria for approval include Morrow County Zoning Ordinance (MCZO) Section 7.200 Major Variance and Section 3.071 Air Industrial Park Zone.

Chair Ekstrom opened the testimony part of the Public Hearing

Testifying Parties:

Walter Ross, Engineering Department at Port of Morrow 2 East Marine Dr, Boardman, OR

Jacob Cain, Director of Engineering Port of Morrow, 2 East Marine Dr, Boardman, OR

**Proponents:** None

**Opponents:** None

**Neutral:** None

**Questions or Comments for Applicant by Commissioners:** Commissioner Finch, Henthorn  
Public Hearing is closed.

**Recommended Action:** Approve **Variance V-N-053-24**

**Motion:** Approve **Variance V-N-053-24**

**Motion by:** Commissioner Thompson

**Seconded by:** Commissioner Peterson

**Vote:** All voted

**Action:** Approved

**Presented by:** Planning Director Tamra Mabbott

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

**Conflicts of interest:** None

**Request:** The property is described as tax lot 134 of Assessor's Map 4N 24. The property is zoned Space Age Industrial (SAI) and is located west of the City of Boardman, south of Interstate 84, and east of Tower Road. Kunze Lane bisects the middle of the parcel, located between proposed parcels 2 and 3. The request is to replat Parcel 1 of Partition Plat 2014-05 into three parcels of the following approximate acreages: 12.7 acres, 85.5 acres, and 208 acres. Criteria for approval include Morrow County Zoning Ordinance Article 5 Land Partition Section 5.030 and 5.075 Replatting.

**Motion to accept exhibits A-F:** Commissioner Peterson

**Seconded by:** Commissioner Cooley

**Vote:** All voted

**Action:** Approved

Chair Ekstrom opened the testimony part of the Public Hearing

Testifying Parties:

Carla McLane, Planning Official, 200 City Center Circle, Boardman, OR

Brandon Hammond, Boardman City Manager 200 City Center Circle, Boardman, OR

**Questions or Comments by Commissioners for Applicant:** Commissioner Thompson, Finch

**Proponents:** None

**Opponent:** Jim Doherty, 68812 Wilson Ln, Boardman, OR

**Neutral:** Teresa Penninger, Planning Manager at Oregon Department of Transportation, 3012 Iron Ave, La Grande, OR

**Rebuttal from the Applicant:** Carla McLane, Planning Official, 200 City Center Circle, Boardman, OR

**Questions or Comments by County Counsel:** Dan Kearns

**Questions or Comments by Staff:** Director Mabbott

**Anyone wanting to keep the record open or continued:** Jim Doherty

**Questions or Comments by Commissioner:** Chair Ekstrom

**Questions or Comments by County Counsel:** Dan Kearns referred to the 7-7-7 rule, evidence relevant to the matter on February 4, response to the argument on Tuesday, February 11, applicant's final rebuttal on Tuesday, February 18, and then the Hearing on February 25, 2025, Don Adams Conference Room in Irrigon, OR.

**Questions or Comments by Commissioner for Staff:** Commissioner Finch

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

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

**Motion by:** Commissioner Thompson

**Seconded by:** Commissioner Smith

**Vote:** All voted

**Action:** Approved

**Compliance Planner Kaitlin Kennedy presented:**

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

**Conflicts of interest:** None

**Request:** Conditional Use Permit to allow the storage and operation of a commercial trucking business on a residential property. The property is described as Tax Lot 2500 of Assessor's Map 4N25E20A. The subject parcel is zoned Suburban Residential (SR) and is located inside of the City of Boardman Urban Growth Boundary (UGB). Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.050, Suburban Residential, and Article 6 Section 6.050.G, Standards Governing Conditional Uses, Home Occupations.

Chair Ekstrom opened the testimony part of the Public Hearing:

Testifying Parties: None

**Proponents:** None

**Opponent:** None

**Neutral:** None

**Anyone wanting to keep the record open or continue:** None

Public Hearing is closed.

**Recommended Action:** Approve **Conditional Use Permit CUP-N-383-24**

**Motion:** Approve **Conditional Use Permit CUP-N-383-24**

**Motion by:** Commissioner Peterson

**Seconded by:** Commissioner Cooley

**Vote:** All voted

**Action:** Approved

**Compliance Planner Kaitlin Kennedy presented:**

**IV. Public Hearing. Conditional Use Permit CUP-N-384-24: Martin Guzman, Applicant, and Owner**

**Conflicts of interest:** None

**Request:** Conditional Use Permit to allow the storage and operation of a commercial trucking business on a residential property. The property is described as Tax Lot 2000 of Assessor's Map 4N25E20A. The subject parcel is zoned Suburban Residential (SR) and is located inside the City of Boardman Urban Growth Boundary (UGB). Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.050, Suburban Residential, and Article 6 Section 6.050.G, Standards Governing Conditional Uses, Home Occupations.

Chair Ekstrom opened the testimony part of the Public Hearing:

Testifying Parties: None

**Questions or Comments for Staff by Commissioners:** None

**Proponents, Opponent, Neutral:** None

**Anyone wanting to keep the record open or continue:** None

Public Hearing is closed.

**Recommended Action:** Approve **Conditional Use Permit CUP-N-384-24**

**Motion:** Approve **Conditional Use Permit CUP-N-384-24**

**Motion by:** Commissioner Cooley

**Seconded by:** Commissioner Henthorn

**Vote:** All voted

**Action:** Approved

**Other Business:** Discussion about ADU's per Brian Thompson  
January Planning Update

**Correspondence:** None

**Public Comment:** None

**Adjourned:** Meeting adjourned at 7:46 PM

**Next Meeting:** Tuesday, February 25, 2025, at 6:00 p.m. The next meeting will be held in Irrigon, OR in the Morrow County Government Center.

**Respectfully submitted,**  
**Michaela Ramirez**

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## Record for Land Partition LP-N-529-24

### City of Boardman

Exhibit	Date	Description	Agency
<b>A</b>	February 18	Memo from Staff	Planning Department
<b>B</b>	February 18	Updated Preliminary Findings	Planning Department
<b>C</b>	February 18	Applicant City of Boardman Final Rebuttal	Applicant
<b>D</b>		Planning Commission Packet from January 28	
<b>D.1</b>		Preliminary Findings of Fact	
<b>D.2</b>		Vicinity Map & Adjacent property owners	
<b>D.3</b>		Detailed map	
<b>D.4</b>		Partition plat	
<b>D.5</b>		Access distances	
<b>D.6</b>		Zoning Map	
<b>D.7</b>		Appendix Roadway Standards	
<b>D.8</b>		Subdivision Art. 9	
<b>D.9</b>		Land Use Applications	
<b>D.10</b>	January 13	Letter from UEC	
<b>D.11</b>	January 8	Email from WEID	
<b>E</b>	January 23	Comment letter/Brandon Pike	ODAV
<b>F</b>	January 23	Comment letter /Teresa Penninger	ODOT
<b>G</b>	January 23	Map	ODOT





## PLANNING DEPARTMENT

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PO Box 40 • Irrigon, Oregon 97844  
(541) 922-4624

February 18, 2025

**MEMO**

**TO:** Planning Commission  
**CC:** Dan Kearns, County Land Use Counsel  
**FROM:** Tamra Mabbott, Planning Director *Tamra*  
**RE:** Continued Land Use Hearing, February 25, 2025  
City of Boardman Land Partition LP-N-529-24 and R-N-88-24

At the January 28, 2025, meeting, Planning Commission continued the above hearing to February 25<sup>th</sup>. Planning Commission also kept the record for seven (7) days to accept new testimony, for an additional seven (7) days to allow parties to respond to new evidence, and a final seven (7) days to allow the applicant an opportunity for rebuttal.

A total of two new pieces of evidence were submitted on February 18<sup>th</sup> by the applicant, City of Boardman. Those two documents are included in the commission packet. They include a response to testimony presented during the January hearing and comments on the preliminary Findings.

County staff and applicant agree on most but not all issues. County Land Use Counsel Dan Kearns is out of the country but will review the Findings before the February 25<sup>th</sup> meeting and provide guidance.

The attached, revised Findings, county has included comments shared on February 18, 2025 on behalf of the applicant, shown as comments by Carla McLane. The county staff new language is shown in blue font.

**PRELIMINARY FINDINGS OF FACT  
LAND PARTITION REQUEST  
LP-N-529-24  
R-N-88-24**

**REQUEST:** To partition an approximately 306.7-acre parcel into three parcels, a replat of Parcel One of Partition Plat 2014-05.

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**APPLICANT/OWNER** City of Boardman  
Brandon Hammond, City Manager  
200 City Center Circle  
PO Box 229  
Boardman, Oregon 97818

**PROPERTY DESCRIPTION:** Tax Lot 134 of Assessor's Map 4N 24E also known as parcel one of Partition Plat 2014-05.

**PROPERTY LOCATION:** Located on the east side of Tower Road at the intersection of Kunze Lane, southeast of the I-84 interchange.

**FINDINGS OF FACT:**

**I. BACKGROUND INFORMATION:**

The subject parcel is zoned Space Age Industrial (SAI) and is located outside the Boardman Urban Growth Boundary (UGB). The applicant proposes to partition two parcels from the parent parcel, tax lot 134, also known as parcel one of Partition Plat 2014-05. Technically, the application is to replat parcel One of PP 2014-05. Proposed parcel 1 is approximately 12.7 acres; proposed parcel 2 is approximately 85.5 acres; proposed parcel 3 is approximately 208.5 acres. See the attached "detail map." All three proposed parcels are undeveloped. Future development on the parcels was not identified as part of this application, however, the applicant is considering the possibility of a rezone and future development of an RV Park on proposed Parcel 2 and the development of a power substation on parcel 1.

**II. APPROVAL CRITERIA:**

Morrow County Subdivision Ordinance Article 5- Land Partitions will apply. Criteria are listed below in **bold type**, followed by a response in standard type.

**MORROW COUNTY SUBDIVISION ORDINANCE ARTICLE 5 LAND PARTITIONS SECTION 5.030. REQUIREMENTS FOR APPROVAL. No application for partitioning shall be approved unless the following requirements are met:**

1. **Proposal is in compliance with the County and affected City Comprehensive Plan and applicable Zoning.**

**Finding:** The applicant has submitted a preliminary partition plat. The proposed partition meets the minimum parcel size requirements of the Zoning Ordinance and the Space Age Industrial Zone (SAI) and the Comprehensive Plan. The applicant is required to submit a final partition plat in compliance with this Article and ORS Chapter 92. This is recommended and listed as a Condition of Approval.

2. **Each parcel is suited for the use intended or offered; including, but not limited to, sewage disposal approval and guaranteed access. Proof of access must show that each parcel has an easement sufficient for continued ingress and egress to a public, county or state highway or has a deeded access way.**

**Finding:** The applicant has proposed three new parcels in the Space Age Industrial Zone (SAI zone), which has no minimum dimension requirements. The proposed parcels are adequate in size to accommodate the uses allowed in the SAI zone.

**Sewage Disposal**

Applicant did not identify specific development but indicated that Umatilla Electric Cooperative may purchase proposed parcel 1 for a future electric substation site and, a rezone application may be submitted for parcels 2 and 3 in the future. Given the large size of the parcels, an onsite septic disposal system would not be precluded. It is not recommended that the applicant be required to obtain site suitability for the parcels.

**Commented [CM1]:** I have provided recently the DEQ letter related to the site suitability for proposed Parcel 2.

**Access**

The original application did not identify any new legal access. The application noted that access "locations to be determined at the time of development." Since the original application, county staff and the applicant have discussed several options for access.

Most recently, the applicant proposed using the existing 40-foot easement for proposed parcel 1 and deferring the identification of specific access locations for proposed parcels 2 and 3 to the time of development, recognizing both have direct frontage to Tower Road and Kunze Lane.

Morrow County and the Oregon Department of Transportation (ODOT) are developing an Interchange Area Management Plan (IAMP) for the Tower Road and Interstate 84 intersection. The purpose of the study is to preserve the safety and functionality of the interchange. The study area extends from I-84 on the north to Boardman Airport Lane on the south. As part of the IAMP, new access management standards will be proposed. The final IAMP will be processed as a legislative amendment to the county Transportation System Plan (TSP). Until that plan is adopted, land use actions and access and road standards are those identified in the Subdivision Ordinance, the Zoning Ordinance, and the TSP. If specific access locations are not required as part of this application, future development will be subject to the access spacing and management standards in place at the time of application, including new standards anticipated with adoption of the IAMP.

**Access for proposed parcel 1** The preliminary partition plat map shows ~~an the~~ existing 40 foot easement ~~that begins at from~~ Kunze Lane on the south ~~and~~ extending to the north along the eastern boundary of proposed ~~parcel-Parcel 2~~ and ending at the west terminus of ~~parcel-Parcel 1~~. See attached preliminary plat. That existing easement is 40 feet in width. Minimum roadway easement is 60 feet according to Subdivision Ordinance Article 8 (W) below.

W. Easements and Legal Access. All lots must have access onto a public right-of-way. This may be provided via direct frontage onto an existing public road, a private roadway, or an easement. Minimum easement requirements to provide legal access shall be as follows:

1. 1000 feet or less, an easement width of 20 feet.
2. More than 1000 feet, an easement width of 40 feet.
3. Parcels where 3 or more lots share an access (current or potential), an easement 60 feet.

The existing 40-foot easement will serve two (2) parcels as part of the subject land partition. However, that easement could also serve parcel 2, a 85.51-acre parcel. Parcel 2 has the potential to be further partitioned and the access for those future parcels ~~would~~ be the easement or Kunze Lane. Therefore, it is recommended as a condition of approval that the applicant dedicate 20 feet to the existing easement which would result in a 60-foot easement. That 60-foot easement would meet the Easement and Legal Access standard shown above.

The 60 foot easement is further supported in the Subdivision Ordinance Article 5 below.

**Article 5 Land Partitioning Section 5.030 Requirements for Approval**  
**(2) Each parcel is suited for the use intended or offered; including, but not limited to, size of the parcels, topography, sewage disposal approval and guaranteed access. Proof of access must show that each parcel has an easement sufficient for continued ingress and egress to a public, county or state highway or has a deeded access way.**

**Article 5 Land Partitioning Section 5.030 (9) and 5.030(9)(g) In the approval of a land partition, the need for street and other improvements will be considered and may be required as a Condition of Approval at a different standard than for a subdivision.**

**Note:** the existing easement is approximately coterminous with the "old Kunze Road" which was re-aligned to its current location as shown on the attached maps. The current location of the Kunze Lane right of way (with improvements) is the proposed boundary between proposed parcel 2 and parcel 3. Based on staff research, "old Kunze Road" has never formally been vacated. A portion of the abandoned Kunze Lane is located on land owned by Loves Truck Stop. The other portion of the "old Kunze Road"

**Commented [CM2]:** This directional is confusing to me.

**Commented [TM3R2]:** See changes in blue.

**Commented [CM4]:** This is not an accurate reflection of the preliminary plat. It only shows the existing easement to the UEC ownership. We do need to show an ingress/egress easement to serve proposed Parcel 1.

Boardman is willing to accept a Condition of Approval to extend that 40 foot easement to the east terminating at the eastern boundary of proposed Parcel 1 with a cul-de-sac meeting the Boardman Rural Fire standards for circumference for turn-around.

**Commented [TM5R4]:** See prelim plat submitted with application and revised conditions of approval.

**Commented [CM6]:** The reference to this as a 'roadway' is misleading It is an access easement and nothing more.

**Commented [TM7R6]:** The easement shown on the preliminary plat is co-terminus with "old Kunze Road" and contains a degraded asphalt surface.

**Commented [CM8]:** Not necessarily. Proposed Parcel 2 has significant frontage on Kunze Lane and Tower Road that future access could be taken from not unlike the earlier comment that access for proposed Parcels 2 and 3 can be deferred to development based on that same frontage.

**Commented [TM9R8]:** Based on the Article 8 standard above, access must be shown at time of the land partition approval. Improvements could be deferred to time of development which is listed as a condition of approval.

**Commented [TM10R8]:** See also Subdivision Ordinance Sections 5.030(2) and (9)(g).

**Commented [CM11]:** This is a request that may not meet the Dolan standards as the easement is only proposed to serve the existing UEC parcel and proposed Parcel 1. Access to proposed Parcel 2 is reasonably requested from Kunze Lane and Tower Road. Future development of proposed Parcel 2, including future division, is the appropriate time to address increasing the width of the current 40 foot easement.

**Commented [TM12R11]:** County will check with Attorney Dan Kearns.

**Commented [CM13]:** Research completed when the 'new Kunze Lane' was dedicated found no evidence that 'old Kunze Lane' was ever dedicated.

**Commented [TM14R13]:** True, however, many county roads have never been formally "dedicated." County surveyor and County Public Works Director have agreed that it is in the best interest of county to formally

is located on land owned by the City of Boardman, which is also the applicant for this land partition.

**Access for proposed parcels 2 and 3** As noted above, the applicant proposes that the county make a finding that Kunze Lane and Tower Road are viable options for future access given the length of the roadways and the fact that a specific development has not been identified. Applicant further requests that the county not impose a condition of approval requiring that they identify specific access points or obtain access permits.

Although a specific development is not proposed as part of this application and future traffic generation is unknown, Article 5 above requires the county find that the parcels have a guaranteed access. Neither parcel 2 or 3 currently have a permitted access permit from County Public Works. There are many existing driveways and access points along Tower Road (see attached Tower Road Access Map). Tower Road is classified as a rural arterial I based on traffic volumes. See Roadway Standards below.

ROADWAY STANDARDS					
Road Classification	Right of Way (ft)	Lane Width (ft)	Paved Shoulder Width (ft)	Pavement Width (ft)	Average Daily Traffic (ADT)
Rural Access I*	60	9	1	20	100-200
Rural Access II*	60	9	1	20	50-100
Rural Collector I	60	12	3-4	30-32	300-500
Rural Collector II	60	12	2	28	200-300
Rural Collector III	60	12	1	26	100-200
Rural Arterial I	60	12	4-8	32-40	> 700
Rural Arterial II	60	12	3-6	32-40	300-700
Rural Gravel	60	11	n/a	n/a	n/a

\* Rural Access I and Rural Access II differ in the surface type – Rural Access II is gravel.

The minimum spacing standard on a rural arterial is 300 feet for access and 600 feet for public or private access roads. See TSP Table 6-3 below.

Functional Classification	Intersection			
	Public or Private Road		Private Access	
	Type	Minimum Spacing	Type	Minimum Spacing
Rural Arterial	at-grade	600 ft	Left/Right turns	300 ft
Rural Collector	at-grade	300 ft	Left/Right turns	100 ft
Rural Local	at-grade	200 ft	Left/Right turns	Access to each lot

\* For most roadways, at-grade crossings are appropriate. Also, allowed moves and spacing requirements may be more restrictive than those shown to optimize capacity and safety. Any access to a state highway requires a permit from the district office of ODOT and is subject to the access spacing standards in Tables 6-4 and 6-5 in this section.

In order to find that access locations for the new parcels will meet the guaranteed access requirement in Article 5.030 and in order to find that the new access road or driveway complies with the spacing standards in Table 6-3, and, given the high volume of traffic on Tower Road and the large number of existing access and driveways on Tower Road, the following two conditions are proposed below and also included in the Conditions of Approval.

- A) Access to proposed parcel 1 will be the existing access/roadway easement located along the eastern boundary of proposed parcel 2 beginning on the north side of Kunze Lane and extending north where it intersects with tax lot 122 and then continuing to the western boundary of proposed parcel 1. As part of this access, the applicant will dedicate an additional 20 feet to the existing 40-foot access/roadway easement, conforming to the 60-foot minimum roadway standard. Additionally, a turnaround at the western terminus will be dedicated on the final plat to allow for emergency vehicle access and turnaround. Specific turnaround design standards will comply with the recommendations of the Boardman Fire District.
- B) Obtain access to proposed parcel 2 and proposed parcel 3 to Kunze Lane. An access permit from County Public Works ~~will~~ may be required before signing final plat. An access permit is recommended as a subsequent condition of approval, prior to development.

3. All required public service and facilities are available and adequate.

**Commented [CM15]:** We are opposed to the western boundary. The eastern boundary is adequate when coupled with the cul-de-sac.

**Commented [TM16R15]:** The underlying zoning allows for future partitioning and therefore the easement width and extension to the western boundary is necessary in order to provide for future access to parcel 1 if that parcel is further partitioned. Terminating the easement at the eastern boundary would necessarily preclude future partitioning of parcel 1. It is necessary to secure access with this replat given that parcel 1 and parcel 2 may not have the same ownership in the future.

**Commented [CM17]:** We are opposed to the additional 20 feet as it could be a taking without showing the impacts. Only two parcels are taking direct access which only requires 40 feet.

**Commented [TM18R17]:** Based on minimum access standard for current and future parcels, 60 feet appears to be appropriate. County will request Attorney Dan Kearns review.

**Commented [CM19]:** We are opposed to this COA as it is not consistent with the requirements of the MC Subdivision Ordinance. This standard requires guaranteed access which both proposed Parcels 2 and 3 have based on frontage to both Tower Road and Kunze Lane.

An Access Permit is required at the time of development, not division, at 8.020 Streets T. Access Management 4.

**Commented [TM20R19]:** A physical access has been identified, however, this COA would require an access be permitted. This is recommended as a subsequent condition of approval (prior to development).



**Finding:** Electricity and telephone services are available in the area; the Applicant will be responsible for coordinating with local providers for future service. No other public services or facilities are available.

4. **Proposal will not have any identifiable adverse impacts on adjoining or area land uses, public services and facilities, and natural resource-carrying capacities.**

**Finding:** The proposed parcels are zoned Space Age Industrial (SAI). Future use is yet to be determined; therefore, no adverse impacts are anticipated to be considered for this land partition application. Although no specific future use is identified, it is presumed that the new development will include a new on-site well and septic system.

This property is in an area designated for water quality concerns by the Oregon Department of Environmental Quality. Specifically, the subject property is in the Lower Umatilla Basin Groundwater Management Area (LUBGWMA). The Department of Environmental Quality designated the LUBGWMA in 1990 due to elevated nitrate concentrations in groundwater. It is recommended that wells used for drinking water be tested at least bi-annually to determine nitrate concentrations and to notify persons drinking the water about public health impacts.

Each of the proposed parcels are large and would appear to have adequate area for an on-site well and septic system. Specific permitting for on-site septic can be deferred to the development review process when more precise septic system demands can be evaluated.

Notice will be provided to the owners of property adjacent to the exterior boundaries of the existing parcel, as well as to the Oregon DEQ, who may provide additional comment.

5. **An approved water rights diversion plan as applicable.**

**Finding:** Preliminary Findings of Fact will be referred to the Regional Watermaster and the West Extension Irrigation District (WEID) for review and comment. As a condition of approval, it is recommended that the applicant comply with any recommendations of the Watermaster relative to water rights allocation amongst the three parcels.

Based on the most recent GIS shapefile from the West Extension Irrigation District (WEID) a very small area of proposed parcel 3 is within the WEID boundaries. The terminus of the WEID canal ends at the abutting property to the east. WEID provided comments noting that there is a federal ditch on the property and an undefined federal Bureau of Reclamation easement. It is recommended that the applicant comply with recommendations of the WEID.

6. **Flag lots will not be permitted when the results would be to increase the number of properties requiring direct and individual access from a State Highway or other arterial. Flag lots may be permitted to achieve planning objectives under the following conditions:**
- a. **When flag lot driveways are separated by at least twice the minimum frontage distance.**
  - b. **The driveway must meet driveway standards described in Article 8, Section 8.020.V.**

- c. **The lot meets the minimum lot area of the zoning district, without including the driveway.**
- d. **Only one flag lot shall be permitted per private right-of-way or access easement.**

**Finding:** This provision does not apply as no flag lots are proposed.

7. **The depth of any lot will not be restricted as long as a buildable parcel is proposed.**

**Finding:** The applicant has proposed three new parcels in the Space Age Industrial Zone (SAI zone), which has no minimum dimension (parcel size) requirements. The proposed parcels are adequate in size to accommodate the allowed uses in the SAI zone.

8. **An application for partitioning will be denied when it can be shown that the partitioning is part of a plan or scheme to create more than three (3) parcels without going through subdivision or is part of a development pattern creating more than three (3) parcels without subdividing. If the Planning Director determines that the proposed partition constitutes series partitioning, or if series partitioning has occurred in the past, then the Planning Director may require the application be subject to the requirements for a subdivision or Planned Unit Development.**

**Finding:** The most recent land partition was in 2014. See Partition Plat 2014-5. The Loves Truck Stop parcel was partitioned from the larger parcel in 2012. See Partition Plat 2012-13. ~~The property was partitioned in 2003. See Partition Plant No. 2003-04.~~ The applicant is ~~not~~ proposing ~~a total of three lots, further land partitioning at this time;~~ however, approval of this partition would not preclude further partitioning. The county could require this partition to meet subdivision standards, however, that is not recommended at this time. One of the primary differences between subdivision standards and partitioning standards is the requirement to construct and develop roadways. See Article 9 Improvements and Article 9 Section 9.010 Improvement Procedures for Subdivisions. See also TSP Appendix A Roadway Standards (attached).

The applicant has requested that the county not require improvements at this time. As a condition of approval, it is recommended that further partitioning comply with the subdivision review process and standards in Article 9. Additionally, a condition of approval is recommended to require the access easement to parcel 1 be constructed to a minimum Rural Access II standard prior to development on Parcel 1. This is noted below as a subsequent condition of approval. If parcel 2 is further partitioned the roadway standard for the 60-foot easement will change and improvements may need to be changed to a higher volume standard.

9. **In addition to the requirements set forth above, the following factors may be considered for approval or disapproval of an application for land partitioning if a geographical or other factor**

**Commented [CM21]:** We are opposed to this request to improve an access easement as it is outside of the County's authority. The County's Roadway Standards are applicable to dedicated roads and lanes, not access easements.

**Commented [TM22R21]:** County Findings support dedication of an easement but could require dedication of a road right of way. County support of a 60 foot easement is the minimum easement width standard. See Article 8 Roadway Design Standards above.

identified by other, appropriate professionals or plans such as the requirements of the Comprehensive Plan, FEMA requirements, Byways rules, etc., requires it:

- a. Placement and availability of utilities.
- b. Safety from fire, flood and other natural hazards.
- c. The same improvements may be required for a partitioning as required of a subdivision, if required it will be installed by the applicant.
- d. Possible effects on natural, scenic and historical resources.
- e. Need for onsite or offsite improvements.
- f. Need for additional setback, screening, landscaping and other requirements relative to the protection of adjoining and area land uses. If the proposed partition is located within an Urban Growth Boundary, the affected city must be given notice according to the respective Joint Management agreement.
- g. In the approval of a land partition, the need for street and other improvements will be considered and may be required as a Condition of Approval at a different standard than for a subdivision.

**Finding:** The proposed parcels are not within the Flood Overlay Zone and are within the Boardman Rural Fire Protection District. Part of the property is located within the Airport Safety and Compatibility (ASC) Zone which is intended to protect and support the continued operation of the Boardman public use airport by establishing compatibility and safety standards and to reduce potential safety hazards for persons living, working or recreating near that airport. The proposed parcel configuration does not appear to conflict with airport operation safety and functionality. Compliance with ASC Zone will be required as part of future development approval.

**MORROW COUNTY SUBDIVISION ORDINANCE ARTICLE 5 LAND PARTITIONS SECTION 5.075. REPLATTING.** A reconfiguration of a recorded subdivision or partition plat or a change in the number of lots in the subdivision or partition may be approved by the Planning Commission or as defined in ORS 92.180. Replats will act to vacate the platted lots or parcels and easements within the replat area with the following conditions:

1. **A replat will apply only to a recorded plat.**  
**Finding:** A replat is required as the applicant is proposing to reconfigure Parcel 1 of Partition Plat 2014-5.
2. **Notice shall be provided when the replat is replatting all of an undeveloped subdivision as defined in ORS 92.225.**  
**Finding:** This provision does not apply as this is not a replat of an undeveloped subdivision. Rather, this is a replat of a Partition Plat. However, notice was provided under the requirements of the Morrow County Subdivision Ordinance.
3. **Notice shall be provided to the owners of property adjacent to the exterior boundaries of the tentative subdivision replat.**

**Finding:** Notice has been provided to adjoining property owners and affected agencies.

4. **When a utility easement is proposed to be realigned, reduced in width or omitted by a replat, all affected utility companies or public agencies shall be notified, consistent with a governing body's notice to owners of property contiguous to the proposed plat. Any utility company that desires to maintain an easement subject to vacation under this section must notify the Planning Department in writing within 14 days of the mailing or other service of the notice.**

**Finding:** No changes to utility easements are proposed. This replat is at the request of the landowner.

5. **A replat will not serve to vacate any public street or road.**

**Finding:** No streets or roads are proposed to be vacated.

6. **A replat will comply with all subdivision provisions of this Article and all applicable Ordinances.**

**Finding:** This requirement is met as the parcels were subject to the provisions of this Article with both the previous partition and this proposal. The applicant will need to submit both a preliminary and final partition plat to comply with this Article and ORS Chapter 92. This is recommended and listed as a Condition of Approval.

- IV. **AGENCIES NOTIFIED:** Greg Silbernagel, Watermaster; Mike Gorman, Morrow County Assessor; Steve Freeland, Emergency Management; Eric Imes and Rory Rowlette, Morrow County Public Works; Matt Kenny, Morrow County Surveyor; Mike Hughes, Boardman RFPD; Mike Hiatt, Oregon Department of Environmental Quality; Oregon DEQ Eastern Region Office; Teresa Penninger, Oregon Department of Transportation; Chris Kowitz, Oregon Water Resources Department; Greg Silbernagel, Oregon Water Resources Department; Bev Bridgewater, West Extension Irrigation District; Brian Hammond, City of Boardman; Brian Snyder, Umatilla County Undersheriff; Lisa Mittelsdorf and Jacob Cain, Port of Morrow, Sean Kimbrel, U.S. Bureau of Reclamation, Hermiston Field Office.

- V. **PROPERTY OWNERS NOTIFIED:** January 8, 2025

- VI. **PLANNING COMMISSION DECISION:** This application may be approved subject to the following

**Precedent Conditions of Approval.** These conditions must be completed before the Planning Director may sign the final partition plat and before the land may be deeded to a third party.

~~— Submit a final partition plat in compliance with Article 5 of the Morrow County Subdivision Ordinance and ORS Chapter 92.~~

1. ~~Dedicate a cul-de-sac at the eastern terminus of 'Love's Road' consistent with the Boardman Fire District standards.~~
2. ~~Show existing and proposed easements on the Final Partition Plat, including the dedication of 20 feet to the existing public 40-foot access/roadway easement from Kunze Road on the south, northerly along the eastern boundary of proposed parcel #2, and then westerly to the west boundary of proposed parcel #1. The current 40-foot easement along with eastern boundary of proposed Parcel 2 shall be continued at its northern terminus to the west to serve proposed Parcel 2, terminating at the eastern boundary of proposed Parcel 2 with The final plat shall also include an emergency access turnaround at the west terminus of the 60-foot access/roadway easement to parcel #1.~~
3. ~~Improve the roadway easement to comply with Section 6 of the Morrow County Transportation System Plan. Road improvement may be deferred as a subsequent condition of approval which would require the road be built prior to development.~~
4. ~~Obtain an Access Permit from Morrow County Public Works, for new driveway or roadway to Kunze Road for proposed parcels #2 and #3.~~
5. ~~Obtain preliminary septic suitability from Umatilla County Environmental Health for proposed parcel #1. Note: this may be deferred if future development is identified, and septic will not be required for the development on that parcel.~~
6. ~~File appropriate documents to confirm water rights allocation, consistent with recommendations of the watermaster.~~
7. ~~Comply with recommendations of the West Extension Irrigation District.~~
8. ~~Comply with recommendations of the U.S. Bureau of Reclamation regarding the federal right of way on the property.~~
9. ~~Comply with recommendations of the Oregon Department of Aviation, if any are recommended for this partition application.~~

**Commented [CM23]:** What part of Chapter 6 is applicable to an access easement? These standards address dedicated right-of-way and not access easements.

**Commented [CM24]:** This COA is inconsistent with your analysis above.

**Commented [CM25]:** There are no known water rights on the subject property.

**Commented [CM26]:** We are concerned with this COA as written as the recommendations of the WEID are regularly unachievable or out of balance with the impact. Additionally the WEID letter indicates no District improvements on the subject property.

**Commented [CM27]:** The submitted letter only refers to development impacts. Based on that letter this COA should be removed.

**Subsequent Conditions of Approval.** These conditions apply after the Final Partition and Replat have been approved and prior to development.

1. ~~Construct a roadway on the public 60-foot easement to parcel 1 before development. Minimum roadway standard shall be Rural Access 1 (illustrated in the Morrow County TSP Appendix A Roadway Standards). The public roadway will not be the responsibility of the county to maintain.~~

~~As part of the future development review process, the county will require a road maintenance agreement.~~

~~2. Further partitioning of parcels may be subject to subdivision standards and processes.~~

**Commented [CM28]:** As stated above this COA is an overreach as the easement is not a public road or land that would be subject to county review.

**Commented [CM29]:** The city would request that a more clearly defined indicator of what would trigger this additional level of review be stated. If that cannot be accomplished we would argue it should be removed.

**Edited Findings for City for Boardman Land Partition Application**

**VI. PLANNING COMMISSION DECISION:** This application may be approved subject to the following **Precedent Conditions of Approval.** These conditions must be completed before the Planning Director may sign the final partition plat and before the land may be deeded to a third party.

1. ~~Submit a final partition plat suitable for recording and in compliance with Article 5 of the Morrow County Subdivision Ordinance and ORS Chapter 92 that demonstrates compliance with these conditions as applicable.~~
2. ~~Show existing and new easements on the Final Partition Plat, including the dedication of an additional 20 feet of width to the existing public 40-foot wide access/roadway easement (total of 60-foot width) from Kunze Road on the south, northerly along the eastern boundary of proposed parcel #2, and then westerly to the west boundary of proposed parcel #1. The final plat shall also dedicate as part of the access route an emergency access turnaround at the west terminus of the 60-foot access/roadway easement to parcel #1 that meets the requirements of the Boardman Fire Department. MCZO Article 8(W).~~
3. ~~Improve the roadway easement described in Condition 2 to comply with the road standards in Section 6 of the Morrow County Transportation System Plan. Road improvement may be deferred as a subsequent condition of approval, which would require the road be built prior to any development that generates any vehicular traffic, including development that requires only a building permit.~~
4. ~~Obtain an Access Permit from Morrow County Public Works, for new driveway or roadway to Kunze Road for proposed parcels #2 and #1.~~
5. ~~Obtain preliminary septic suitability from Umatilla County Environmental Health for proposed parcel #1. Note: this may be deferred if future development is identified, and septic will not be required for the development on that parcel.~~
6. ~~Provide verification from Oregon Water Resources Department that the parcel has no water rights. File appropriate documents to confirm water rights allocation, consistent with recommendations of the watermaster.~~

**Commented [TM30]:** No changes proposed to this - it excludes the change proposed by ODOT.

**Commented [TM31]:** This is important from County perspective given the long list of "outright uses" in the SAI zone and the fact we cannot put conditions on a Zoning Permit. This could be moved to a subsequent condition and, it could be a condition prior to development (after plat is recorded) so the owner of parcel 1 would be responsible for the road improvement.

**Commented [TM32]:** We can include Findings that note the opportunity for a new access along Kunze Road and defer the access permit to that time. The Findings will also note that future access will be subject to the Tower Road IAMP after adoption

**Commented [TM33]:** We can move this to subsequent condition, or, if UEC permits the substation then we could remove this condition as a substation would not require a septic. The Doherty letter raises concern about septic which we can address in the findings.

**Subsequent Conditions of Approval.** These conditions apply after the Final Partition and Replat have been approved and prior to development.

1. Construct a roadway on the public 60-foot easement to parcel 1 prior to any development that generates any vehicular traffic. Minimum roadway standard shall be Rural Access 2 (illustrated in the Morrow County TSP Appendix A Roadway Standards). The public roadway will not be the responsibility of the county to maintain. As part of the future development review process, the county will require a road maintenance agreement.
2. Further partitioning of parcels may be subject to subdivision standards and processes.
3. Consult with the West Extension Irrigation District prior to development.
4. Consult with U.S. Bureau of Reclamation regarding the federal right of way on the property, prior to development.
5. Consult with recommendations of the Oregon Department of Aviation prior to development.

**Commented [TM34]:** As noted above, this road improvement can be deferred so it would not be a city expense - pass along to future owner. I also changed the standard to Rural Access 2, a gravel standard.

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Stacie Ekstrom, Chair  
Morrow County Planning Commission

ATTACHMENTS:

Vicinity Map  
Detail Map  
Preliminary Plat Map  
Tower Road Access Map  
MCSO Article 9  
Roadway Standards  
Application forms (2)  
Letters from agencies and others

February 18, 2025

Morrow County Planning Commission  
Stacie Eckstrom, Chair  
% Tamra Mabbott, Planning Director  
215 NE Main Avenue  
Post Office Box 40  
Irrigon, Oregon 97844

RE: Rebuttal and Final Comments  
Land Partition Request LP-N-529-24, Replat R-N-88-24

Chair Eckstrom and Members of the Planning Commission:

This submittal by the City of Boardman meets the final stage or step of the established 7-7-7 continuation of the January 28, 2025, public hearing. As part of this letter, we are providing comments or responses to the written letters or emails submitted by the Oregon Department of Transportation (ODOT), Oregon Department of Aviation, West Extension Irrigation District (WEID), United States Department of the Interior Bureau of Reclamation, and Jim Doherty. We are also requesting that changes be made to the final staff report and the Conditions of Approval consistent with the Morrow County Subdivision Ordinance and Transportation System Plan requirements.

**ODOT Letter:** City staff are confused by the letter submitted by ODOT as it appears to direct more traffic to Tower Road from the UEC parcel and proposed Parcel 1, something that would be inconsistent with the objectives of the proposed Interchange Area Management Plan (IAMP) for the Tower Road Interchange. Retaining access to the UEC parcel and proposed Parcel 1 from the access easement along the eastern boundary of proposed Parcel 2 would place limits on traffic impacts from the subject property north of Kunze Lane to Tower Road. The City did offer in our testimony at the Public Hearing on January 28 to install a cul-de-sac at the eastern terminus of 'Love's Road' to serve as potential future access to proposed Parcel 2.

We also disagree with the ODOT request to not define any internal easements for proposed Parcel 2 which would delay the proposed land partition until the completion of the IAMP as that is not consistent with Oregon's statewide land use planning program which at least attempts to accomplish land use actions timely.

**Oregon Department of Aviation:** The email submitted by Brandon Pike on January 23, 2025, does not address the substantive criteria applicable to a land partition but instead addresses requirements that would be applicable at the time of development. No development is proposed. The request before the Planning Commission is to approve a partition of the subject property.



**West Extension Irrigation District (WEID):** This letter is requesting that a right-of-way be shown on the final Plat but does not provide the legal description of the location of the open ditch. The city is not opposed to showing this location but is concerned that strict compliance with this request may result in delays as WEID does not have clear records of the locations of these types of improvements. Without an accurate legal description, which needs to be provided by WEID, this request could impact the development of proposed Parcel 3 negatively. It should be incumbent upon WEID to provide a legal description timely, or this requirement should not be upheld. Additionally, there is reference that this is a federal improvement which would require coordination with the Bureau of Reclamation, not the West Extension Irrigation District.

**Bureau of Reclamation:** This letter requests coordination with the Bureau of Reclamation prior to development of proposed Parcel 3 to “divert the Federal waters that flow through the lateral prior to the development of Parcel 3” which is significantly different from the WEID request to map a right-of-way. The city is open to a Subsequent Condition of Approval that would see this coordination occur prior to any future development.

**Jim Doherty Letter and Comments:** Mr. Doherty is opposed to this request. His arguments tend to not address the substantive criteria and instead attempt to make provisions either within the Subdivision Ordinance or elsewhere applicable when they are not.

*Article 1 Section 1.010 Introductory Provisions:* This is a list of seven objectives that the Subdivision Ordinance attempts to achieve. They are not applicable standards or substantive criteria that are applied.

*Article 1 Section 1.020 Interpretation:* The interpretation is provided as a framework for why the county has an adopted Subdivision Ordinance that promotes health, safety, and general welfare as well as carries out the Comprehensive Plan.

*Section 5.020 Application Procedures and Requirements:* This is a list of possible application requirements and procedures. Mr. Doherty calls out item 4 which requests a statement regarding “contemplated water supply, sewage disposal, solid waste disposal, fire protection, access, etc.” which the City of Boardman has provided as applicable. Given parcel size water and sewage disposal are available based on current allowances under Oregon statute and rule; waste disposal is governed by the county’s Solid Waste Management Plan and Ordinance and future development would be required to comply; the subject property is within the Boardman Fire District; and access is discussed in the staff report. For item 6 concerning current and future use the property is bare and future uses are not known. Where known they have been disclosed. Item 7 is for a title report which was provided at or near application submittal and was resubmitted in the past week.

*Section 5.030 Requirements for Approval:* This request is to divide the subject property. The staff report addresses each of these items appropriately for the request. As Morrow County has an acknowledged Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance further review of the Comprehensive Plan goals is not a requirement of this or any other

Type I, II or III decision making process. While the proposed uses may not be compliant with the SAI use zone, the city has been open that a change in zoning may be required. But that would come AFTER this land partition is completed. Mr. Doherty spent considerable time discussing a proposed RV Park. But that is not germane to the decision before the Planning Commission as the request is for a land partition, not a zone change or conditional use permit for some future use. He also calls into question actions on an adjoining property. If his assertions are relevant this would lead to enforcement action but has no bearing on this request.

**City of Boardman Comments:**

The City of Boardman appreciates the opportunity to provide additional written comments on the city's request for a Land Partition.

*Access:* Staff continue to be concerned with the imposed requirements related to the access easement proposed to serve the UEC parcel and proposed Parcel 1. The Morrow County Subdivision Ordinance does not support the access easement be wider than 40 feet nor does it support an improvement standard as it is a private easement. The city has offered to continue the current 40-foot easement that serves the UEC parcel to the west, terminating at the eastern boundary of proposed Parcel 1 and including a cul-de-sac to facilitate a turnaround meeting the Boardman Fire District standard.

The Roadway Standards found in the Morrow County Transportation System Plan (TSP) are applicable to dedicated right-of-way, not private access easements. The development standard that is being requested is not consistent with the TSP and the city requests that no development standard be applied.

Access to proposed Parcels 2 and 3 can be achieved at the time of development based on current Access Management standards within the Transportation System Plan. Both parcels have significant frontage on both Tower Road and Kunze Lane. Requesting an Access Permit prior to the signing of the final Partition Plat will result in an access location that will not be consistent with future development needs. It is also important to note that an Access Permit is required at the time of development, not division, as outlined at 8;020 Streets T. Access Management A.

The City of Boardman has also offered to dedicate a cul-de-sac at the eastern terminus of 'Love's Road.'

*Conditions of Approval:* Most of the proposed Conditions of Approval (COA) are overreaching and do not reflect the Subdivision Standards nor the letters that have been received. The following COAs would be supported by the City of Boardman.

Precedent Conditions of Approval:

1. Submit a final partition plat in compliance with Article 5 of the Morrow County Subdivision Ordinance and ORS Chapter 92.

2. Show existing and proposed easements on the Final Partition Plat. The current 40-foot easement along the eastern boundary of Proposed Parcel 2 shall be continued at its norther terminus to the west to serve proposed Parcel 2, terminating at the eastern boundary of proposed Parcel 2 with an emergency access turnaround meeting the Boardman Fire District standard.
3. Dedicate a cul-de-sac at the eastern terminus of 'Love's Road.'

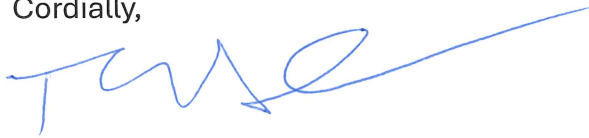
Subsequent Conditions of Approval:

1. Comply with the recommendations of the U.S. Bureau of Reclamation regarding the federal right-of-way prior to or at the time of development.

The City of Boardman appreciates the Commission's consideration of these comments and request that the application be approved with modified conditions as identified in this letter. We do ask that this letter be made a part of the record and as part of our testimony.

Thanks again for the opportunity to provide written comments on the city's request. Should you have any questions about this comment letter, or the city's concerns please contact, Carla McLane, Planning Official, for the City of Boardman at [mclanec@cityofboardman.com](mailto:mclanec@cityofboardman.com) or at the number below.

Cordially,



Brandon Hammond  
City Manager

**PRELIMINARY FINDINGS OF FACT  
LAND PARTITION REQUEST  
LP-N-529-24  
R-N-88-24**

**REQUEST:** To partition an approximately 306.7-acre parcel into three parcels, a replat of Parcel One of Partition Plat 2014-05.

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**APPLICANT/OWNER**

City of Boardman  
Brandon Hammond, City Manager  
200 City Center Circle  
PO Box 229  
Boardman, Oregon 97818

**PROPERTY DESCRIPTION:**

Tax Lot 134 of Assessor's Map 4N 24E also known as parcel one of Partition Plat 2014-05.

**PROPERTY LOCATION:**

Located on the east side of Tower Road at the intersection of Kunze Lane, southeast of the I-84 interchange.

**FINDINGS OF FACT:****I. BACKGROUND INFORMATION:**

The subject parcel is zoned Space Age Industrial (SAI) and is located outside the Boardman Urban Growth Boundary (UGB). The applicant proposes to partition two parcels from the parent parcel, tax lot 134, also known as parcel one of Partition Plat 2014-05. Technically, the application is to replat parcel One of PP 2014-05. Proposed parcel 1 is approximately 12.7 acres; proposed parcel 2 is approximately 85.5 acres; proposed parcel 3 is approximately 208.5 acres. See the attached "detail map." All three proposed parcels are undeveloped. Future development on the parcels was not identified as part of this application, however, the applicant is considering the possibility of a rezone and future development of an RV Park on proposed Parcel 2 and the development of a power substation on parcel 1.

**II. APPROVAL CRITERIA:**

Morrow County Subdivision Ordinance Article 5- Land Partitions will apply. Criteria are listed below in **bold type**, followed by a response in standard type.

**MORROW COUNTY SUBDIVISION ORDINANCE ARTICLE 5 LAND PARTITIONS SECTION 5.030. REQUIREMENTS FOR APPROVAL. No application for partitioning shall be approved unless the following requirements are met:**

- 1. Proposal is in compliance with the County and affected City Comprehensive Plan and applicable Zoning.**

**Finding:** The applicant has submitted a preliminary partition plat. The proposed partition meets the minimum parcel size requirements of the Zoning Ordinance and the

Space Age Industrial Zone (SAI) and the Comprehensive Plan. The applicant is required to submit a final partition plat in compliance with this Article and ORS Chapter 92. This is recommended and listed as a Condition of Approval.

2. **Each parcel is suited for the use intended or offered; including, but not limited to, sewage disposal approval and guaranteed access. Proof of access must show that each parcel has an easement sufficient for continued ingress and egress to a public, county or state highway or has a deeded access way.**

**Finding:** The applicant has proposed three new parcels in the Space Age Industrial Zone (SAI zone), which has no minimum dimension requirements. The proposed parcels are adequate in size to accommodate the uses allowed in the SAI zone.

#### **Sewage Disposal**

Applicant did not identify specific development but indicated that Umatilla Electric Cooperative may purchase proposed parcel 1 for a future electric substation site and, a rezone application may be submitted for parcels 2 and 3 in the future. Given the large size of the parcels, an onsite septic disposal system would not be precluded. It is not recommended that the applicant be required to obtain site suitability for the parcels.

#### **Access**

The original application did not identify any new legal access. The application noted that access “locations to be determined at the time of development.” Since the original application, county staff and the applicant have discussed several options for access.

Most recently, the applicant proposed using the existing 40-foot easement for proposed parcel 1 and deferring the identification of specific access locations for proposed parcels 2 and 3 to the time of development, recognizing both have direct frontage to Tower Road and Kunze Lane.

Morrow County and the Oregon Department of Transportation (ODOT) are developing an Interchange Area Management Plan (IAMP) for the Tower Road and Interstate 84 intersection. The purpose of the study is to preserve the safety and functionality of the interchange. The study area extends from I-84 on the north to Boardman Airport Lane on the south. As part of the IAMP, new access management standards will be proposed. The final IAMP will be processed as a legislative amendment to the county Transportation System Plan (TSP). Until that plan is adopted, land use actions and access and road standards are those identified in the Subdivision Ordinance, the Zoning Ordinance, and the TSP. If specific access locations are not required as part of this application, future development will be subject to the access spacing and management standards in place at the time of application, including new standards anticipated with adoption of the IAMP.

**Access for proposed parcel 1** The preliminary partition plat map shows the existing easement from Kunze Lane on the south, extending to the north along the eastern boundary of proposed parcel 2 and ending at the west terminus of parcel 1. See

attached preliminary plat. That existing easement is 40 feet in width. Minimum roadway easement is 60 feet according to Subdivision Ordinance Article 8 (W) below.

**W. Easements and Legal Access.** All lots must have access onto a public right-of-way. This may be provided via direct frontage onto an existing public road, a private roadway, or an easement. Minimum easement requirements to provide legal access shall be as follows:

1. 1000 feet or less, an easement width of 20 feet.
2. More than 1000 feet, an easement width of 40 feet.
3. Parcels where 3 or more lots share an access (current or potential), an easement of 60 feet.

The existing 40-foot easement will serve two (2) parcels as part of the subject land partition. However, that easement could also serve parcel 2, a 85.51-acre parcel. Parcel 2 has the potential to be further partitioned and the access for those future parcels would be the easement or Kunze Lane. Therefore, it is recommended as a condition of approval that the applicant dedicate 20 feet to the existing easement which would result in a 60-foot easement. That 60-foot easement would meet the Easement and Legal Access standard shown above.

Note: the existing easement is approximately coterminous with the “old Kunze Road” which was re-aligned to its current location as shown on the attached maps. The current location of the Kunze Lane right of way (with improvements) is the proposed boundary between proposed parcel 2 and parcel 3. Based on staff research, “old Kunze Road” has never formally been vacated. A portion of the abandoned Kunze Lane is located on land owned by Loves Truck Stop. The other portion of the “old Kunze Road” is located on land owned by the City of Boardman, which is also the applicant for this land partition.

**Access for proposed parcels 2 and 3** As noted above, the applicant proposes that the county make a finding that Kunze Lane and Tower Road are viable options for future access given the length of the roadways and the fact that a specific development has not been identified. Applicant further requests that the county not impose a condition of approval requiring that they identify specific access points or obtain access permits.

Although a specific development is not proposed as part of this application and future traffic generation is unknown, Article 5 above requires the county find that the parcels have a guaranteed access. Neither parcel 2 or 3 currently have a permitted access permit from County Public Works. There are many existing driveways and access points along Tower Road (see attached Tower Road Access Map). Tower Road is classified as a rural arterial I based on traffic volumes. See Roadway Standards below.

ROADWAY STANDARDS					
Road Classification	Right of Way (ft)	Lane Width (ft)	Paved Shoulder Width (ft)	Pavement Width (ft)	Average Daily Traffic (ADT)
Rural Access I*	60	9	1	20	100-200
Rural Access II*	60	9	1	20	50-100
Rural Collector I	60	12	3-4	30-32	300-500
Rural Collector II	60	12	2	28	200-300
Rural Collector III	60	12	1	26	100-200
Rural Arterial I	60	12	4-8	32-40	> 700
Rural Arterial II	60	12	3-6	32-40	300-700
Rural Gravel	60	11	n/a	n/a	n/a

\* Rural Access I and Rural Access II differ in the surface type – Rural Access II is gravel.

The minimum spacing standard on a rural arterial is 300 feet for access and 600 feet for public or private access roads. See TSP Table 6-3 below.

TABLE 6-3 RECOMMENDED ACCESS MANAGEMENT STANDARDS FOR COUNTY ROADS*				
Functional Classification	Intersection			
	Public or Private Road		Private Access	
	Type	Minimum Spacing	Type	Minimum Spacing
Rural Arterial	at-grade	600 ft	Left/Right turns	300 ft
Rural Collector	at-grade	300 ft	Left/Right turns	100 ft
Rural Local	at-grade	200 ft	Left/Right turns	Access to each lot

\* For most roadways, at-grade crossings are appropriate. Also, allowed moves and spacing requirements may be more restrictive than those shown to optimize capacity and safety. Any access to a state highway requires a permit from the district office of ODOT and is subject to the access spacing standards in Tables 6-4 and 6-5 in this section.

In order to find that access locations for the new parcels will meet the guaranteed access requirement in Article 5.030 and in order to find that the new access road or driveway complies with the spacing standards in Table 6-3, and, given the high volume of traffic on Tower Road and the large number of existing access and driveways on Tower Road, the following two conditions are proposed below and also included in the Conditions of Approval.

- A) Access to proposed parcel 1 will be the existing access/roadway easement located along the eastern boundary of proposed parcel 2 beginning on the north side of Kunze Lane and extending north where it intersects with tax

lot 122 and then continuing to the western boundary of proposed parcel 1. As part of this access, the applicant will dedicate an additional 20 feet to the existing 40-foot access/roadway easement, conforming to the 60-foot minimum roadway standard. Additionally, a turnaround at the western terminus will be dedicated on the final plat to allow for emergency vehicle access and turnaround. Specific turnaround design standards will comply with the recommendations of the Boardman Fire District.

- B) Obtain access to proposed parcel 2 and proposed parcel 3 to Kunze Lane. An access permit from County Public Works will be required before signing final plat.

**3. All required public service and facilities are available and adequate.**

**Finding:** Electricity and telephone services are available in the area; the Applicant will be responsible for coordinating with local providers for future service. No other public services or facilities are available.

**4. Proposal will not have any identifiable adverse impacts on adjoining or area land uses, public services and facilities, and natural resource-carrying capacities.**

**Finding:** The proposed parcels are zoned Space Age Industrial (SAI). Future use is yet to be determined; therefore, no adverse impacts are anticipated to be considered for this land partition application. Although no specific future use is identified, it is presumed that the new development will include a new on-site well and septic system.

This property is in an area designated for water quality concerns by the Oregon Department of Environmental Quality. Specifically, the subject property is in the Lower Umatilla Basin Groundwater Management Area (LUBGWMA). The Department of Environmental Quality designated the LUBGWMA in 1990 due to elevated nitrate concentrations in groundwater. It is recommended that wells used for drinking water be tested at least bi-annually to determine nitrate concentrations and to notify persons drinking the water about public health impacts.

Each of the proposed parcels are large and would appear to have adequate area for an on-site well and septic system. Specific permitting for on-site septic can be deferred to the development review process when more precise septic system demands can be evaluated.

Notice will be provided to the owners of property adjacent to the exterior boundaries of the existing parcel, as well as to the Oregon DEQ, who may provide additional comment.

**5. An approved water rights diversion plan as applicable.**

**Finding:** Preliminary Findings of Fact will be referred to the Regional Watermaster and the West Extension Irrigation District (WEID) for review and comment. As a condition of approval, it is recommended that the applicant comply with any recommendations of the Watermaster relative to water rights allocation amongst the three parcels.



Based on the most recent GIS shapefile from the West Extension Irrigation District (WEID) a very small area of proposed parcel 3 is within the WEID boundaries. The terminus of the WEID canal ends at the abutting property to the east. WEID provided comments noting that there is a federal ditch on the property and an undefined federal Bureau of Reclamation easement. It is recommended that the applicant comply with recommendations of the WEID.

6. **Flag lots will not be permitted when the results would be to increase the number of properties requiring direct and individual access from a State Highway or other arterial. Flag lots may be permitted to achieve planning objectives under the following conditions:**
- a. **When flag lot driveways are separated by at least twice the minimum frontage distance.**
  - b. **The driveway must meet driveway standards described in Article 8, Section 8.020.V.**
  - c. **The lot meets the minimum lot area of the zoning district, without including the driveway.**
  - d. **Only one flag lot shall be permitted per private right-of-way or access easement.**

**Finding:** This provision does not apply as no flag lots are proposed.

7. **The depth of any lot will not be restricted as long as a buildable parcel is proposed.**

**Finding:** The applicant has proposed three new parcels in the Space Age Industrial Zone (SAI zone), which has no minimum dimension (parcel size) requirements. The proposed parcels are adequate in size to accommodate the allowed uses in the SAI zone.

8. **An application for partitioning will be denied when it can be shown that the partitioning is part of a plan or scheme to create more than three (3) parcels without going through subdivision or is part of a development pattern creating more than three (3) parcels without subdividing. If the Planning Director determines that the proposed partition constitutes series partitioning, or if series partitioning has occurred in the past, then the Planning Director may require the application be subject to the requirements for a subdivision or Planned Unit Development.**

**Finding:** The most recent land partition was in 2014. See Partition Plat 2014-5. The Loves Truck Stop parcel was partitioned from the larger parcel in 2012. See Partition Plat 2012-13. The applicant is not proposing further land partitioning at this time; however, approval of this partition would not preclude further partitioning. The county could require this partition to meet subdivision standards, however, that is not recommended at this time. One of the primary differences between subdivision standards and partitioning standards is the requirement to construct and develop roadways. See Article 9 Improvements and Article 9 Section 9.010 Improvement Procedures for Subdivisions. See also TSP Appendix A Roadway Standards (attached).

The applicant has requested that the county not require improvements at this time. As a condition of approval, it is recommended that further partitioning comply with the subdivision review process and standards in Article 9. Additionally, a condition of approval is recommended to require the access easement to parcel 1 be constructed to a minimum Rural Access II standard prior to development on Parcel 1. This is noted below as a subsequent condition of approval. If parcel 2 is further partitioned the roadway standard for the 60-foot easement will change and improvements may need to be changed to a higher volume standard.

9. **In addition to the requirements set forth above, the following factors may be considered for approval or disapproval of an application for land partitioning if a geographical or other factor identified by other, appropriate professionals or plans such as the requirements of the Comprehensive Plan, FEMA requirements, Byways rules, etc., requires it:**
- a. **Placement and availability of utilities.**
  - b. **Safety from fire, flood and other natural hazards.**
  - c. **The same improvements may be required for a partitioning as required of a subdivision, if required it will be installed by the applicant.**
  - d. **Possible effects on natural, scenic and historical resources.**
  - e. **Need for onsite or offsite improvements.**
  - f. **Need for additional setback, screening, landscaping and other requirements relative to the protection of adjoining and area land uses. If the proposed partition is located within an Urban Growth Boundary, the affected city must be given notice according to the respective Joint Management agreement.**
  - g. **In the approval of a land partition, the need for street and other improvements will be considered and may be required as a Condition of Approval at a different standard than for a subdivision.**

**Finding:** The proposed parcels are not within the Flood Overlay Zone and are within the Boardman Rural Fire Protection District. Part of the property is located within the Airport Safety and Compatibility (ASC) Zone which is intended to protect and support the continued operation of the Boardman public use airport by establishing compatibility and safety standards and to reduce potential safety hazards for persons living, working or recreating near that airport. The proposed parcel configuration does not appear to conflict with airport operation safety and functionality. Compliance with ASC Zone will be required as part of future development approval.

**MORROW COUNTY SUBDIVISION ORDINANCE ARTICLE 5 LAND PARTITIONS SECTION 5.075. REPLATTING.** A reconfiguration of a recorded subdivision or partition plat or a change in the number of lots in the subdivision or partition may be approved by the Planning Commission or as defined in ORS 92.180. Replats will act to vacate the platted lots or parcels and easements within the replat area with the following conditions:

1. **A replat will apply only to a recorded plat.**

**Finding:** A replat is required as the applicant is proposing to reconfigure Parcel 1 of Partition Plat 2014-5.

**2. Notice shall be provided when the replat is replatting all of an undeveloped subdivision as defined in ORS 92.225.**

**Finding:** This provision does not apply as this is not a replat of an undeveloped subdivision. Rather, this is a replat of a Partition Plat. However, notice was provided under the requirements of the Morrow County Subdivision Ordinance.

**3. Notice shall be provided to the owners of property adjacent to the exterior boundaries of the tentative subdivision replat.**

**Finding:** Notice has been provided to adjoining property owners and affected agencies.

**4. When a utility easement is proposed to be realigned, reduced in width or omitted by a replat, all affected utility companies or public agencies shall be notified, consistent with a governing body's notice to owners of property contiguous to the proposed plat. Any utility company that desires to maintain an easement subject to vacation under this section must notify the Planning Department in writing within 14 days of the mailing or other service of the notice.**

**Finding:** No changes to utility easements are proposed. This replat is at the request of the landowner.

**5. A replat will not serve to vacate any public street or road.**

**Finding:** No streets or roads are proposed to be vacated.

**6. A replat will comply with all subdivision provisions of this Article and all applicable Ordinances.**

**Finding:** This requirement is met as the parcels were subject to the provisions of this Article with both the previous partition and this proposal. The applicant will need to submit both a preliminary and final partition plat to comply with this Article and ORS Chapter 92. This is recommended and listed as a Condition of Approval.

**IV. AGENCIES NOTIFIED:** Greg Silbernagel, Watermaster; Mike Gorman, Morrow County Assessor; Steve Freeland, Emergency Management; Eric Imes and Rory Rowlette, Morrow County Public Works; Matt Kenny, Morrow County Surveyor; Mike Hughes, Boardman RFPD; Mike Hiatt, Oregon Department of Environmental Quality; Oregon DEQ Eastern Region Office; Teresa Penninger, Oregon Department of Transportation; Chris Kowitz, Oregon Water Resources Department; Greg Silbernagel, Oregon Water Resources Department; Bev Bridgewater, West Extension Irrigation District; Brian Hammond, City of Boardman; Brian Snyder, Umatilla County Undersheriff; Lisa

Mittelsdorf and Jacob Cain, Port of Morrow, Sean Kimbrel, U.S. Bureau of Reclamation, Hermiston Field Office.

**V. PROPERTY OWNERS NOTIFIED:** January 8, 2025

**VI. PLANNING COMMISSION DECISION:** This application may be approved subject to the following **Precedent Conditions of Approval**. These conditions must be completed before the Planning Director may sign the final partition plat and before the land may be deeded to a third party.

1. Submit a final partition plat in compliance with Article 5 of the Morrow County Subdivision Ordinance and ORS Chapter 92.
2. Show existing and proposed easements on the Final Partition Plat, including the dedication of 20 feet to the existing public 40 feet access/roadway easement from Kunze Road on the south, northerly along the eastern boundary of proposed parcel #2, and then westerly to the west boundary of proposed parcel #1. The final plat shall also include an emergency access turnaround at the west terminus of the 60-foot access/roadway easement to parcel #1.
3. Improve the roadway easement to comply with Section 6 of the Morrow County Transportation System Plan. Road improvement may be deferred as a subsequent condition of approval which would require the road be built prior to development.
4. Obtain an Access Permit from Morrow County Public Works, for new driveway or roadway to Kunze Road for proposed parcels #2 and #3.
5. Obtain preliminary septic suitability from Umatilla County Environmental Health for proposed parcel #1. Note: this may be deferred if future development is identified, and septic will not be required for the development on that parcel.
6. File appropriate documents to confirm water rights allocation, consistent with recommendations of the watermaster.
7. Comply with recommendations of the West Extension Irrigation District.
8. Comply with recommendations of the U.S. Bureau of Reclamation regarding the federal right of way on the property.
9. Comply with recommendations of the Oregon Department of Aviation, if any are recommended for this partition application.

**Subsequent Conditions of Approval.** These conditions apply after the Final Partition and Replat have been approved and prior to development.

1. Construct a roadway on the public 60-foot easement to parcel 1 before development. Minimum roadway standard shall be Rural Access 1 (illustrated in the Morrow County TSP Appendix A Roadway Standards). The public roadway will not be the responsibility of the county to maintain. As part of the future development review process, the county will require a road maintenance agreement.
2. Further partitioning of parcels may be subject to subdivision standards and processes.

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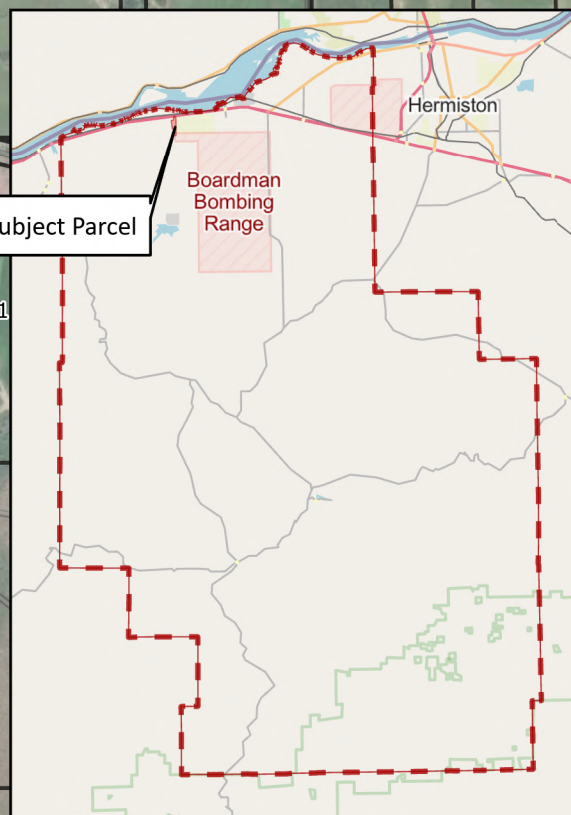
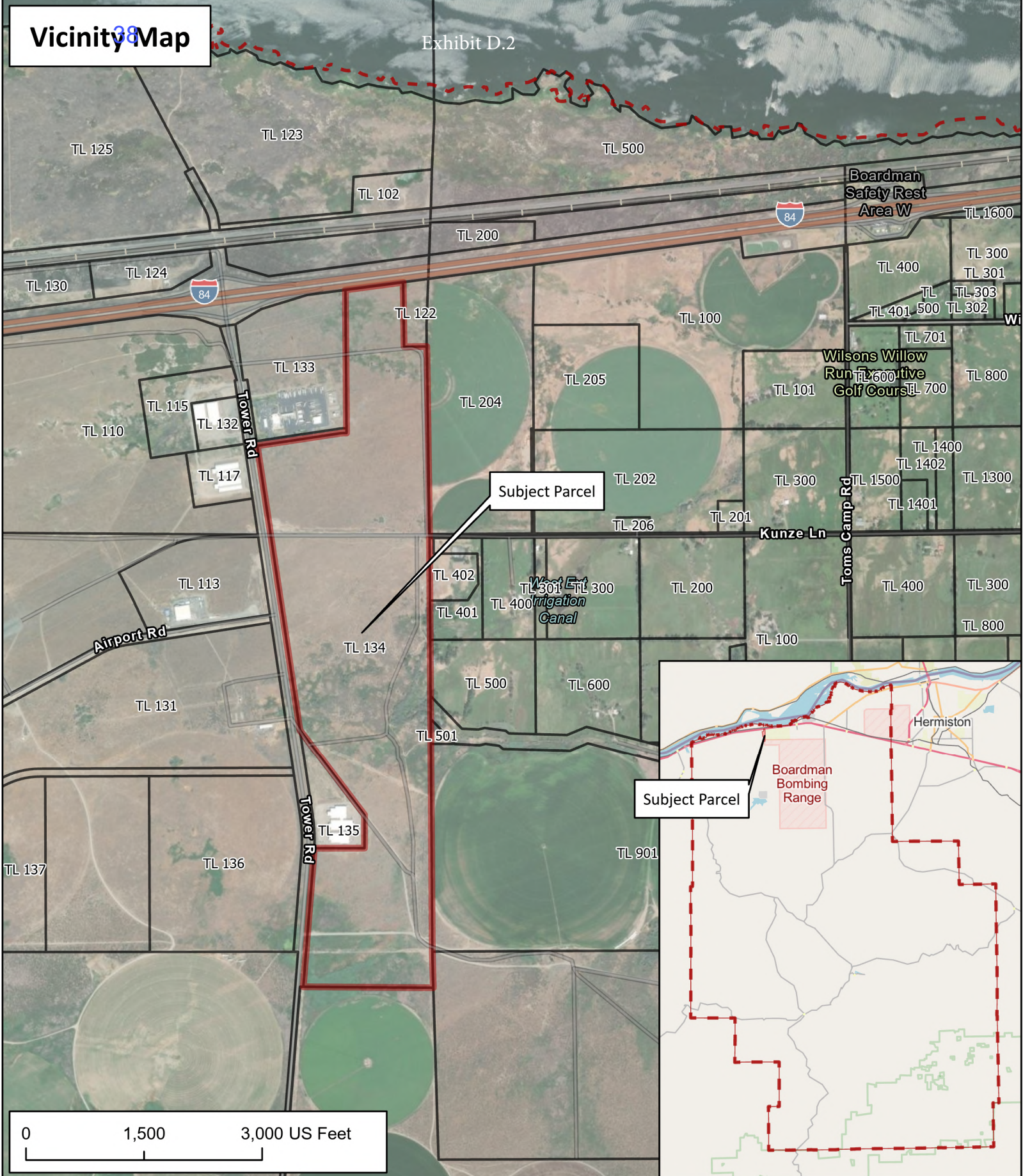
Stacie Ekstrom, Chair  
Morrow County Planning Commission

**ATTACHMENTS:**

Vicinity Map  
Detail Map  
Preliminary Plat Map  
Tower Road Access Map  
MCSO Article 9  
Roadway Standards  
Application forms (2)  
Letters from agencies and others

# Vicinity Map

Exhibit D.2



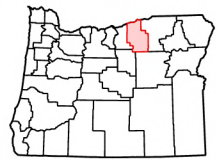
**LP-N-529-24**

City of Boardman  
4N 24E TL134

- Morrow County Tax Lot
- Morrow County Boundary
- Subject Parcel

Coordinate System:  
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Projection: Lambert Conformal Conic  
Datum: North American 1983 HARN

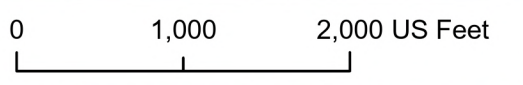
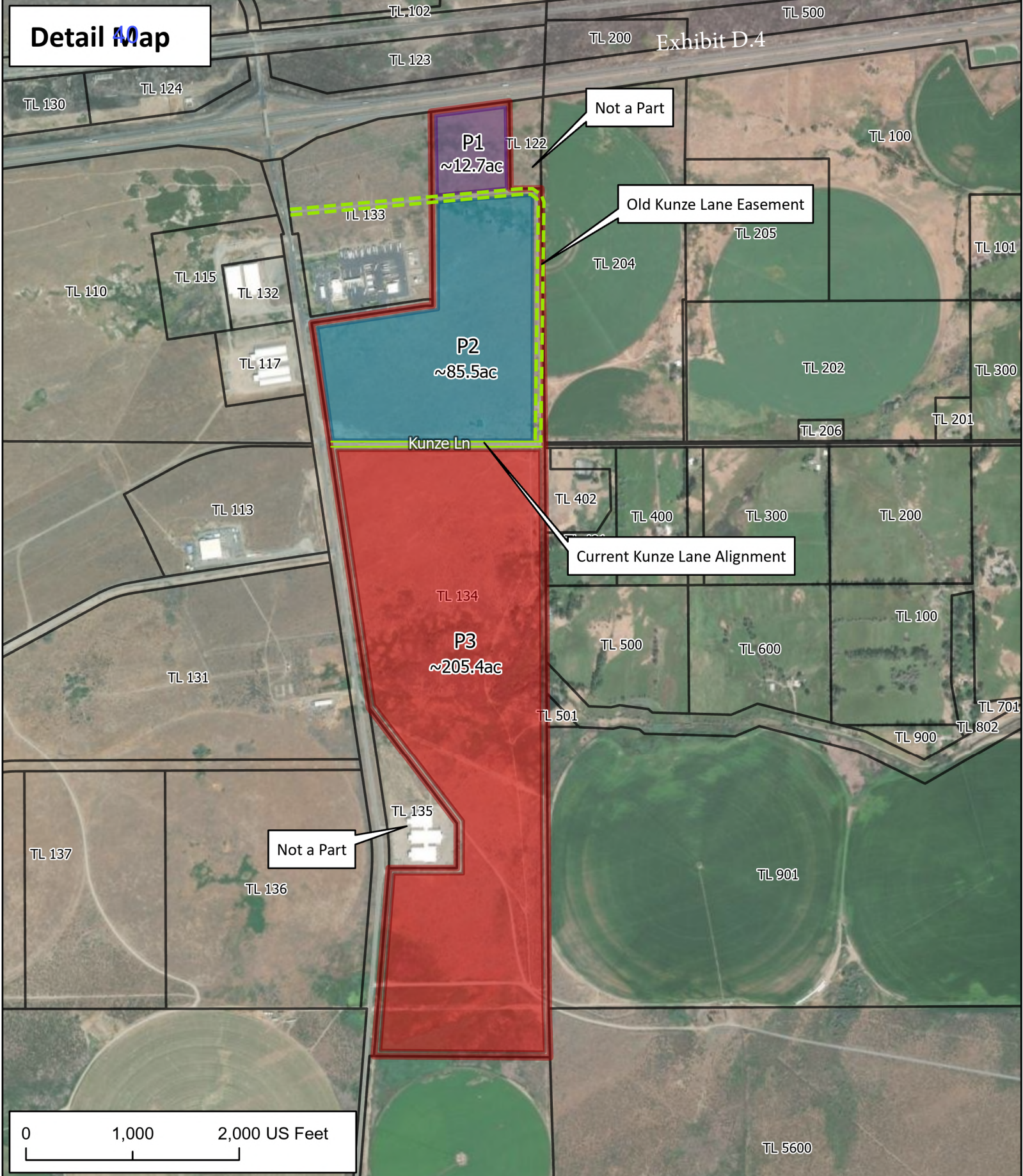
Cartography By: Stephen Wrecsics  
Friday, November 1, 2024  
Morrow County Planning Department



CORRECTED	OWNER 1	OWNER 2	MAIL ADDRESS	CITY	STATE	ZIPCODE
4N24E 5600	USA (BOMBING RANGE)					0
4N24E14 200	PHILLIPS, TIM		2260 VOLPP ST	WEST LINN	OR	97068
4N24E 135	CSS POTATO FARMS, LLC		5911 2ND AVE W	KEARNEY	NE	68847
4N24E23 501	DOHERTY, BRYCE ET AL		67990 KUNZE LN	BOARDMAN	OR	97818
4N24E23 500	DOHERTY, BRYCE ET AL		67990 KUNZE LN	BOARDMAN	OR	97818
4N24E23 402	DOHERTY, JAMES E & DOHERTY, KELLY L		68812 W WILSON LN	BOARDMAN	OR	97818
4N24E23 401	DOHERTY, JAMES E & DOHERTY, KELLY L		68812 W WILSON LN	BOARDMAN	OR	97818
4N24E 121	THREEMILE CANYON FARMS, LLC		75906 THREEMILE RD	BOARDMAN	OR	97818
4N24E 117	THREEMILE CANYON FARMS, LLC		75906 THREEMILE RD	BOARDMAN	OR	97818
4N24E 122	UMATILLA ELECTRIC CO-OP		PO BOX 1148	HERMISTON	OR	97838
4N24E 123	PORT OF MORROW		PO BOX 200	BOARDMAN	OR	97818
4N24E 110	PORT OF MORROW		PO BOX 200	BOARDMAN	OR	97818
4N24E 134	CITY OF BOARDMAN		PO BOX 229	BOARDMAN	OR	97818
4N24E23 901	FRANK TIEGS, LLC		PO BOX 3110	PASCO	WA	99302
4N24E 131	ANDERSON, NANCY		PO BOX 34	CHEHALIS	WA	98532
4N24E 132	FARMLAND RESERVE, INC		PO BOX 511196	SALT LAKE CITY	UT	84151
4N24E 133	LOVE'S TRAVEL STOPS & COUNTRY STORES INC		PO BOX 5256	OAK BROOK	IL	60522
4N24E14 204	KREBS LIVESTOCK, LLC		PO BOX 54	ENTERPRISE	OR	97828
4N24E 113	TRUE ORGANIC PRODUCTS, LLC		PO BOX 7192	SPRECKLES	CA	93962
4N24E 136	AMAZON DATA SERVICES, INC		PO BOX 80416	SEATTLE	WA	98108

LP-N-529-24 | City of Boardman | SAI 500ft. notice.  
 4N24E TL134.  
 S:\Planning\LU\South\2024

# Detail Map



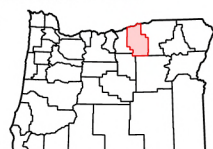


**LP-N-529-24**  
City of Boardman  
4N 24E TL134

- Morrow County Tax Lot
- Morrow County Boundary
- Subject Parcel

Coordinate System:  
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Projection: Lambert Conformal Conic  
Datum: North American 1983 HARN

Cartography By: Stephen Wrecsics  
Friday, January 17, 2025  
Morrow County Planning Department





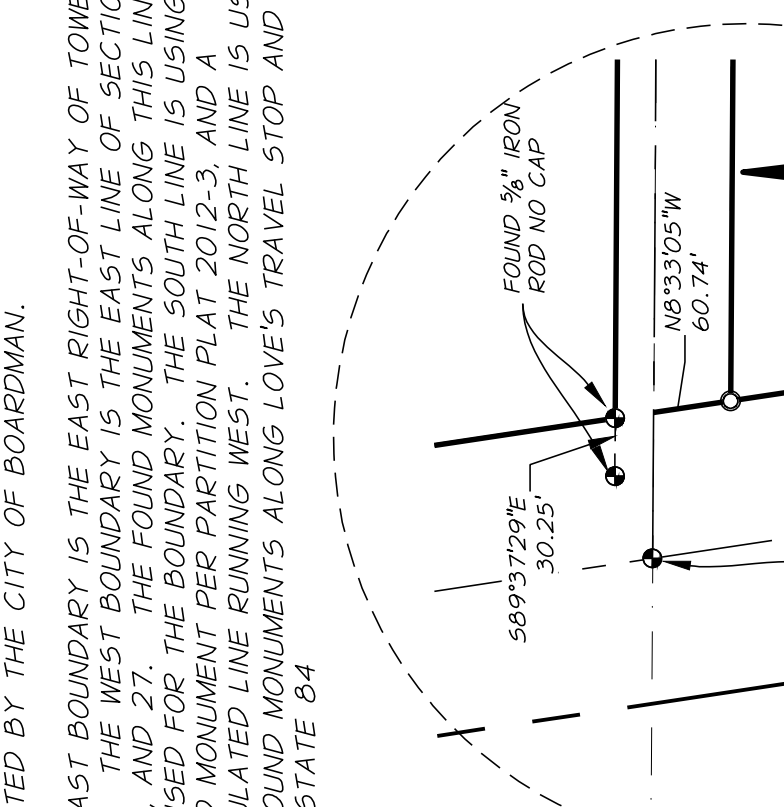
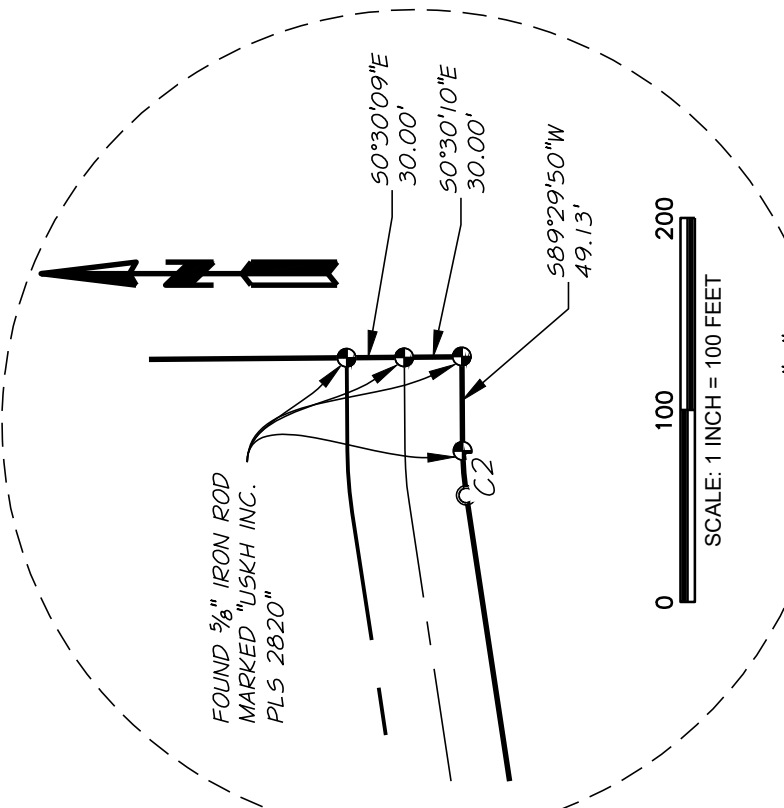
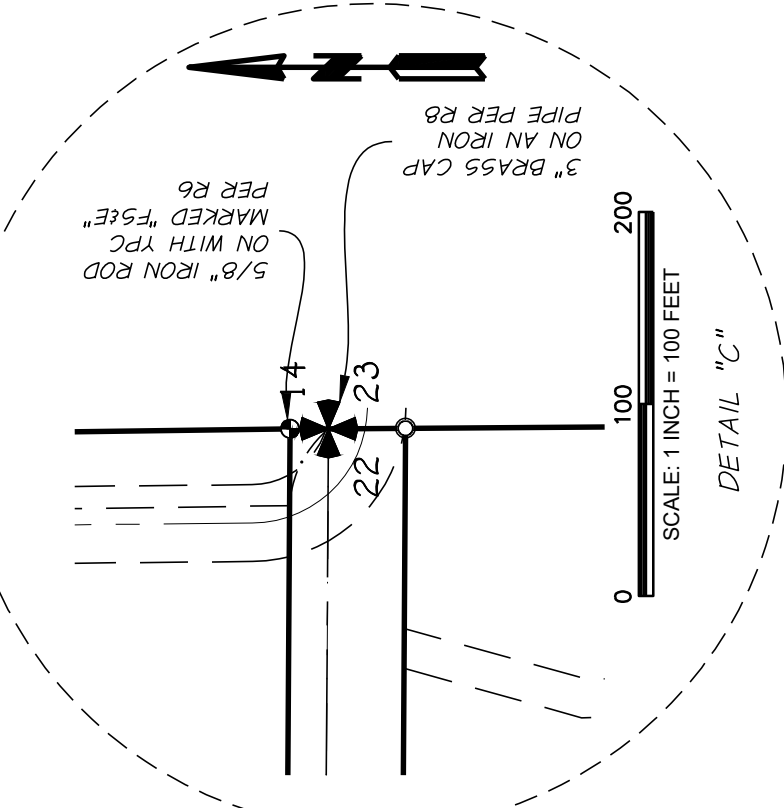
# PARTITION PLAT 2024-

LOCATED IN THE EAST HALF OF SECTIONS 15, 22, AND 27, TOWNSHIP 4 NORTH, RANGE 24 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON

## SURVEY NARRATIVE

THIS PARTITION WAS PERFORMED AT THE REQUEST OF THE CITY OF BOARDMAN FOR THE PURPOSE OF CREATING 3 PARCELS AS SHOWN. I HAVE CONFIGURED THE PARCELS AS DIRECTED BY THE CITY OF BOARDMAN.

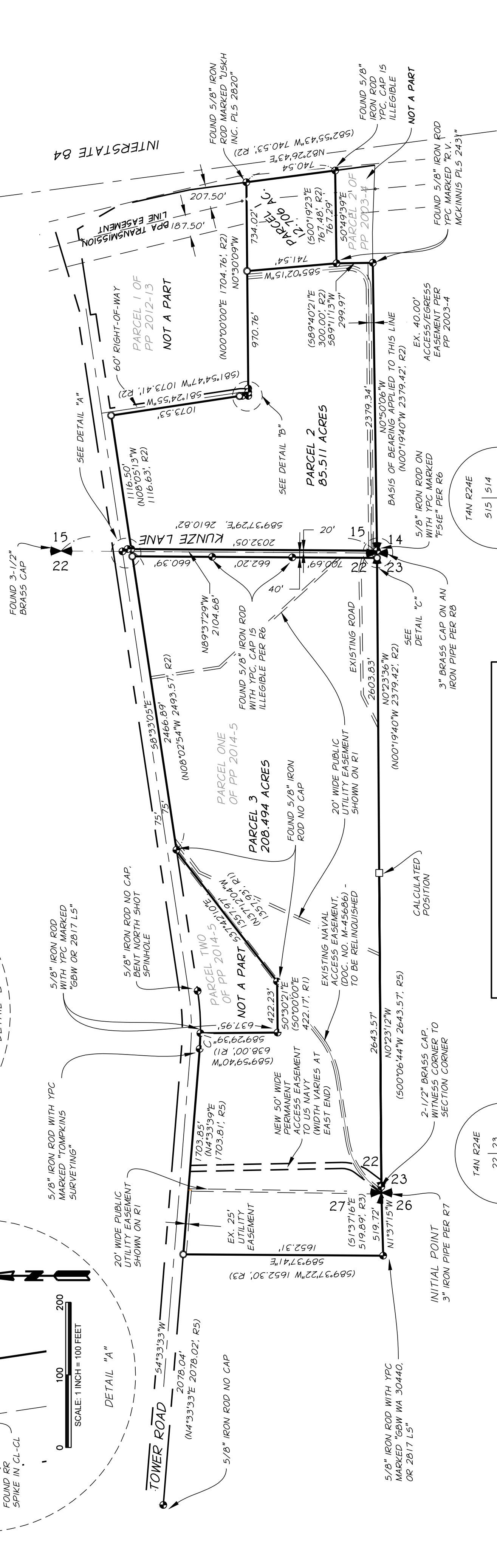
THE EAST BOUNDARY IS THE EAST RIGHT-OF-WAY OF TOWER ROAD. THE WEST BOUNDARY IS THE EAST LINE OF SECTIONS 15, 22, AND 27. THE FOUND MONUMENTS ALONG THIS LINE ARE USED FOR THE BOUNDARY. THE SOUTH LINE IS USING THE FOUND MONUMENT PER PARTITION PLAT 2012-3, AND A CALCULATED LINE RUNNING WEST. THE NORTH LINE IS USING THE FOUND MONUMENTS ALONG LOVE'S TRAVEL STOP AND ON INTERSTATE 84



### LEGEND

- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP MARKED "APA 49593PL5"
- ⊕ FOUND QUARTER CORNER AS NOTED
- ⊙ FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- PROPERTY LINES
- ADJACENT PROPERTY LINES
- EXISTING RIGHT OF WAY CENTERLINE
- EXISTING RIGHT OF WAY
- NEW EASEMENT
- EXISTING EASEMENT
- SURVEY INFO., REFERENCE

(SDD)MM'SS"W, XX.XX' RX



### CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEAR	CHORD DIST
C1	129.29'	2098.56'	3°31'48"	52°47'39"W	129.27'
C2	23.15'	167.90'	7°54'05"	585°20'20"W	23.14'

### T4N R24E

22	23
27	26

## BASIS OF BEARING

EAST LINE OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 24 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON. BEARINGS SHOWN ARE BASED ON THE OREGON COORDINATE REFERENCE SYSTEM - COLUMBIA RIVER EAST ZONE - NAD83

## MAP REFERENCES

- R1 - PARTITION PLAT 2014-05 BY WAGNER, 02817PL5
- R2 - PARTITION PLAT 2012-13 BY FLOWERS, 02820PL5
- R3 - PARTITION PLAT 2012-03 BY WAGNER, 02817PL5
- R4 - PARTITION PLAT 2007-08 BY MCKINNIS, 02431PL5
- R5 - COUNTY SURVEY NO. D-1215-E BY TOMKINS, 0360PL5
- R6 - COUNTY SURVEY NO. 2013-38D BY DELANO, 49865PL5
- R7 - OREGON CORNER RESTORATION FORM BY EDWARDS, PLS 951 - 4N24R17
- R8 - OREGON CORNER RESTORATION FORM BY EDWARDS, PLS 951 - 4N24N17

## EXACT COPY STATEMENT

I, RICHARD E. STIEN, OREGON REGISTERED LAND SURVEYOR NO. 49593LS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

RICHARD E. STIEN, PLS 49593LS

REGISTERED PROFESSIONAL LAND SURVEYOR

## PRELIMINARY

OREGON  
FEBRUARY 8, 2000  
RICHARD E. STIEN  
49593PL5

RENEWAL DATE: 06/30/2026

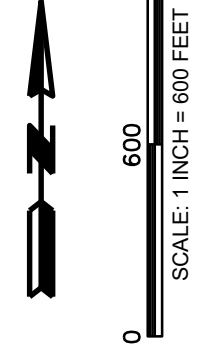
LOCATED IN THE EAST HALF OF SECTIONS 15, 22, AND 27, TOWNSHIP 4 NORTH, RANGE 24 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON

SURVEYED FOR: CITY OF BOARDMAN, PO BOX 229 BOARDMAN, OR 97810

SCALE: AS SHOWN SHEET



1/2



1901 N. FIR STREET, PO BOX 1107 • LA GRANDE, OR 97850 • (541) 963-8309

# PARTITION PLAT 2024-

LOCATED IN THE EAST HALF OF SECTIONS 15, 22, AND 27, TOWNSHIP 4 NORTH, RANGE 24 EAST,  
WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON

### SURVEYOR'S CERTIFICATE

I, RICHARD E. STIEN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED, PLATTED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THIS PARTITION PLAT IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 92, AND THE CITY OF BOARDMAN ORDINANCES. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE EXISTING SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 24 EAST, WILLAMETTE MERIDIAN, AS SHOWN HEREON. ALL SAID LAND IS SITUATED IN THE EAST HALF OF SECTION 15, 22, AND 27 TOWNSHIP 4 NORTH, RANGE 24 EAST, WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE OF PARTITION PLAT 2014-5 RECORDED AS FILE NO. 2014-34810 OF MORROW COUNTY RECORDS,  
CONTAINING 306.71 ACRES MORE OR LESS.

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT BRANDON HAMMOND, CITY MANAGER OF BOARDMAN, THE OWNER, OF THE LANDS REPRESENTED ON THIS PARTITION AND BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, SAID OWNER HAVING CAUSED SAID LANDS TO BE PLATTED IN ACCORDANCE WITH O.R.S. CHAPTER 92.

BRANDON HAMMOND, CITY MANAGER \_\_\_\_\_

### ACKNOWLEDGEMENTS

STATE OF OREGON (55)  
COUNTY OF MORROW  
KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS \_\_\_\_\_ DAY OF 2024, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED BRANDON HAMMOND, CITY MANAGER, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC OF THE \_\_\_\_\_ NOTARY NUMBER \_\_\_\_\_ MY COMMISSION EXPIRES STATE OF OREGON \_\_\_\_\_

NOTARY - PRINTED NAME \_\_\_\_\_

FOR MORROW COUNTY CLERK  
RECORDING PURPOSES

### APPROVALS

#### MORROW COUNTY PLANNING DEPARTMENT

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

CHAIRMAN \_\_\_\_\_

#### MORROW COUNTY ASSESSOR AND TAX COLLECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

DEPUTY \_\_\_\_\_

#### MORROW COUNTY SURVEYOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

MORROW COUNTY SURVEYOR \_\_\_\_\_

#### EXACT COPY STATEMENT

I, RICHARD E. STIEN, OREGON REGISTERED LAND SURVEYOR NO. 49593PLS, DO HEREBY STATE THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL THEREOF.

RICHARD E. STIEN, PLS 49593LS \_\_\_\_\_

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

**PRELIMINARY**

OREGON  
FEBRUARY 8, 2000  
RICHARD E. STIEN  
49593PLS  
RENEWAL DATE: 06/30/2026

LOCATED IN THE EAST HALF OF SECTIONS 15, 22,  
AND 27, TOWNSHIP 4 NORTH, RANGE 24 EAST,  
WILLAMETTE MERIDIAN, MORROW COUNTY, OREGON

SURVEYED FOR: CITY OF BOARDMAN PO BOX 279 BOARDMAN, OR 97818

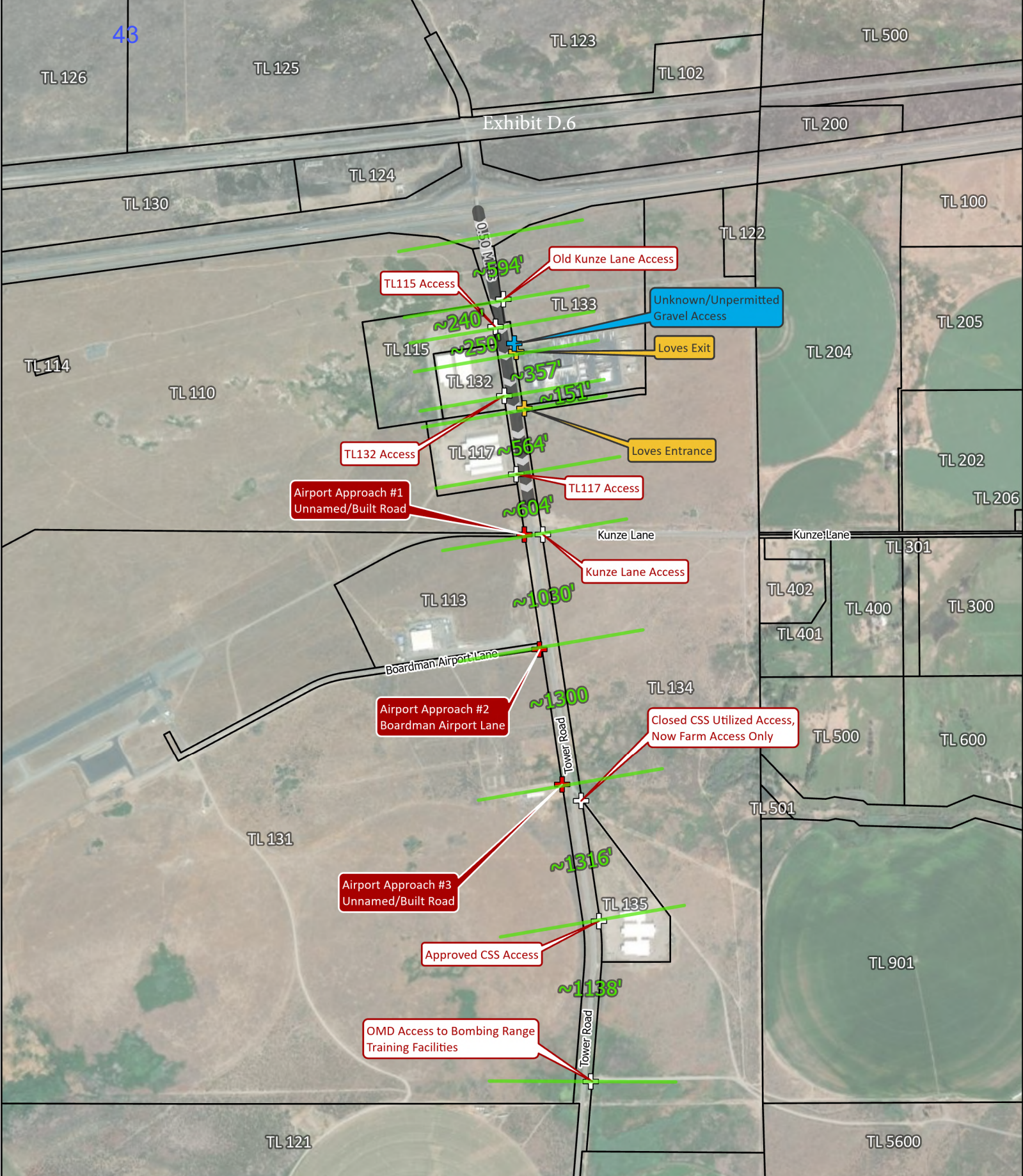
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SHEET

**2 / 2**

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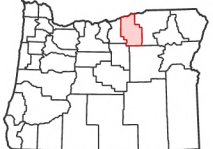

# Access Distances

Tower Road  
Access Points

 Tax Lot

Coordinate System:  
 NAD 1983 NSRS2007 StatePlane Oregon North FIPS 3601 Ft Intl  
 Projection: Lambert Conformal Conic  
 Datum: NAD 1983 NSRS2007

Cartography By: Stephen Wrecsics  
 Wednesday, January 15, 2025  
 Morrow County Planning Department

# Zoning Map

General Industrial TL 102 Public TL 500

General Public Industrial TL 200

General Industrial TL 123

General Industrial TL 124 TL 130

Airport Light Industrial TL 110

TL 115 TL 132

TL 117

Airport Industrial TL 113

Boardman Airport Lane

TL 131

Airport Light Industrial TL 137

TL 136

0 1,000 2,000 US Feet

TL 133  
Tourist Commercial

Not a Part

Tower Road

TL 134  
Space Age Industrial

TL 135

Kunze Ln

TL 122

Not a Part

Exhibit D.7

TL 204

TL 205  
Exclusive Farm Use

TL 100

TL 101

TL 202

TL 300

Kunze Ln

TL 206

TL 201

TL 402

TL 400

TL 300

TL 200

TL 401

TL 301

Exclusive Farm Use

TL 100

TL 500

TL 600

TL 501

TL 900

TL 701

TL 802

Exclusive Farm Use TL 901

Public

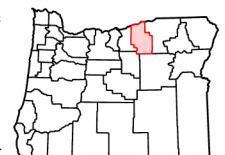
TL 5600

- AI
- ALI
- EFU
- MG
- PUB
- SAI
- TC

- Morrow County Tax Lot
- Subject Parcel

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

Cartography By: Stephen Wrecsics  
 Friday, December 27, 2024  
 Morrow County Planning Department



**LP-N-529-24**

City of Boardman  
4N 24E TL134

## APPENDIX A ROADWAY STANDARDS

### INTRODUCTION

The following roadway standards were developed in conjunction with the Morrow County Public Works Department and follow the design standards set by the American Association of State Highway and Transportation Officials (AASHTO) and the Oregon Department of Transportation (ODOT). The following nine road standards reflect the differing design and capacity needs within Morrow County. Generally, roadways of a lower number represent a higher design standard.

#### Rural Arterial

Rural arterials are design for roadways where higher traffic volumes are common or along major truck corridors. This standard of road is characterized by long-wearing asphalt concrete pavement over a base of 10 to 18 inches of aggregate. Travel lanes for this standards are 12-foot wide and a minimum of 3 feet of shoulder is provided on each side of the roadway.

#### Rural Collector

Rural collectors represent a second-level standard for road construction. Like rural arterials, rural collectors are paved using two to three inches of asphalt concrete, but provide only eight to nine inches of base aggregate. Travel lanes are still 12-foot wide, but shoulders can be narrow as one foot.

#### Rural Access

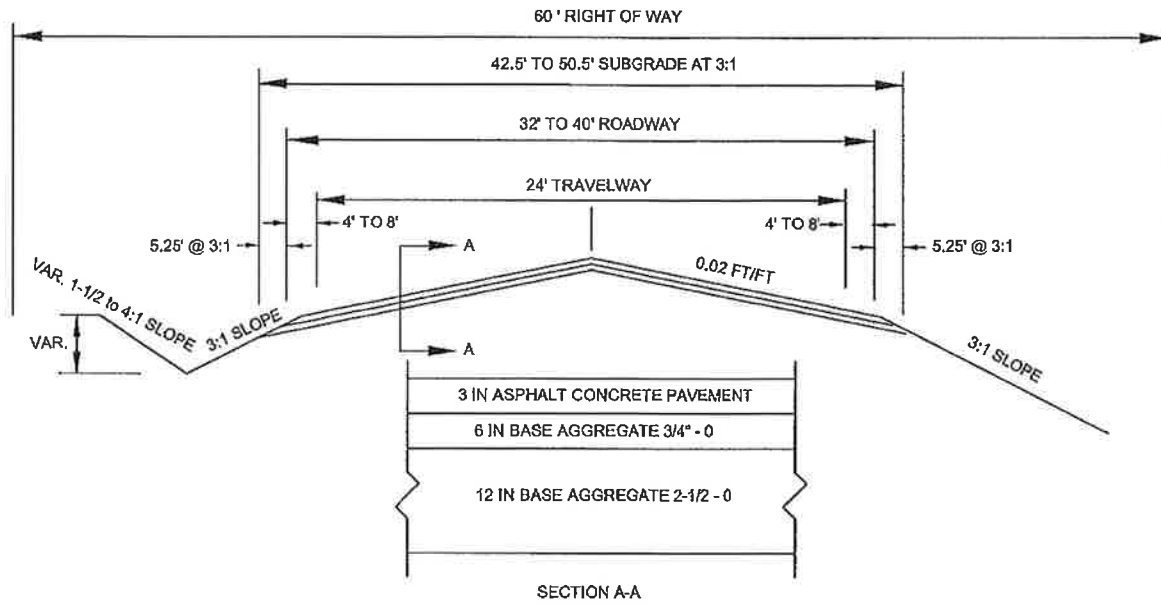
Rural access roads are lighter duty roads designed mainly for lower travel volumes and fewer truck trips. Rural Access I roads still use asphalt concrete paving, whereas Rural Access II roads are designed to be unpaved gravel roadways. Base aggregate is only 8 inches for this road standard. Travel lanes are specified at nine feet with one-foot shoulders on each side.

#### Rural Gravel

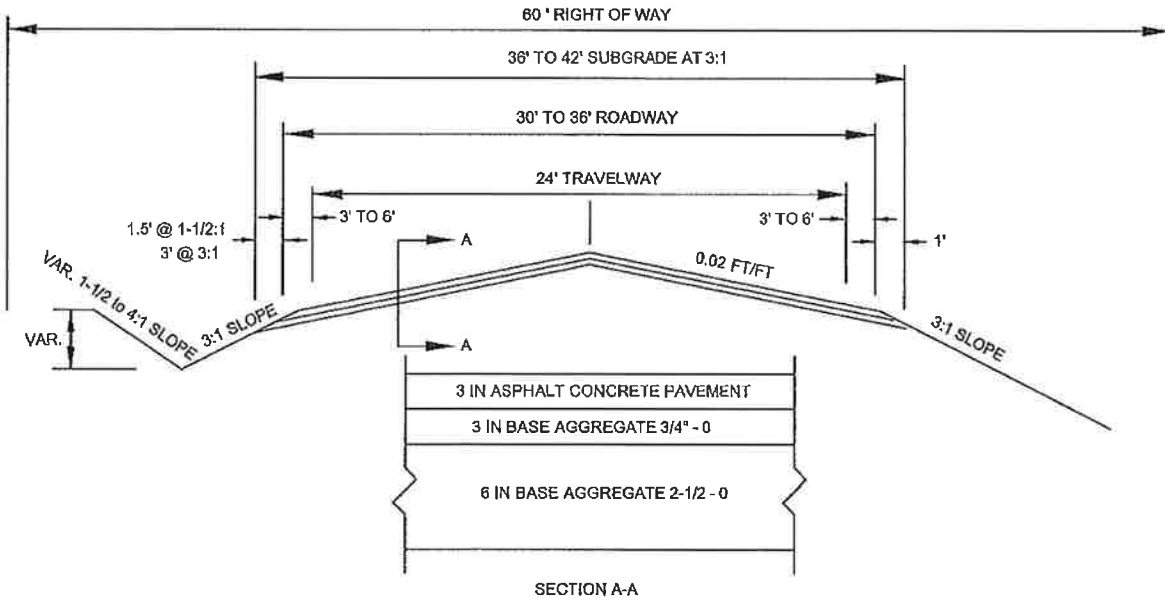
Gravel roads serve a wide range of needs in Morrow County, and there are gravel roads that serve as higher-classification facilities. The Rural Gravel classification provides a range of cross-sections to accommodate varying needs.

#### Five-Lane Standard

The five-lane road standard is a paved standard designed to periodically handle a high volume of vehicle traffic in a concentrated area of north Morrow County. The standard was adopted to support the planned Pacific Northwest Motorsports Park.



## RURAL ARTERIAL I



## RURAL ARTERIAL II

1. ASPHALT CONCRETE (AC) PAVEMENT SHALL BE STANDARD DUTY, CLASS B PER ODOT STANDARD SPECIFICATIONS 00745.
2. BASE AGGREGATE SHALL MEET THE REQUIREMENTS OF ODOT STANDARD SPECIFICATIONS 02830
3. ALTERNATIVE PAVEMENT SECTIONS MAY BE PROPOSED BASED ON A SOILS INVESTIGATION AND PAVEMENT DESIGN BY A LICENSED ENGINEER. ALL CHANGES SHALL BE APPROVED BY THE COUNTY ROAD ENGINEER.
4. DITCH SECTIONS SHALL BE APPROPRIATE TO ACCOMMODATE MAXIMUM STORMWATER FLOW PER ODOT STANDARD SPECIFICATIONS 00745.
5. RIGHT-OF-WAY (RW) SHOWN IS MINIMUM. ADD'L RW OR EASEMENT MAY BE REQUIRED FOR CONSTRUCTION IN SLOPED AREAS.

NOT TO SCALE  
JUNE 2005

SHEET 1 OF 6



CIVIL  
TRANSPORTATION  
STRUCTURAL  
LAND SURVEYERS

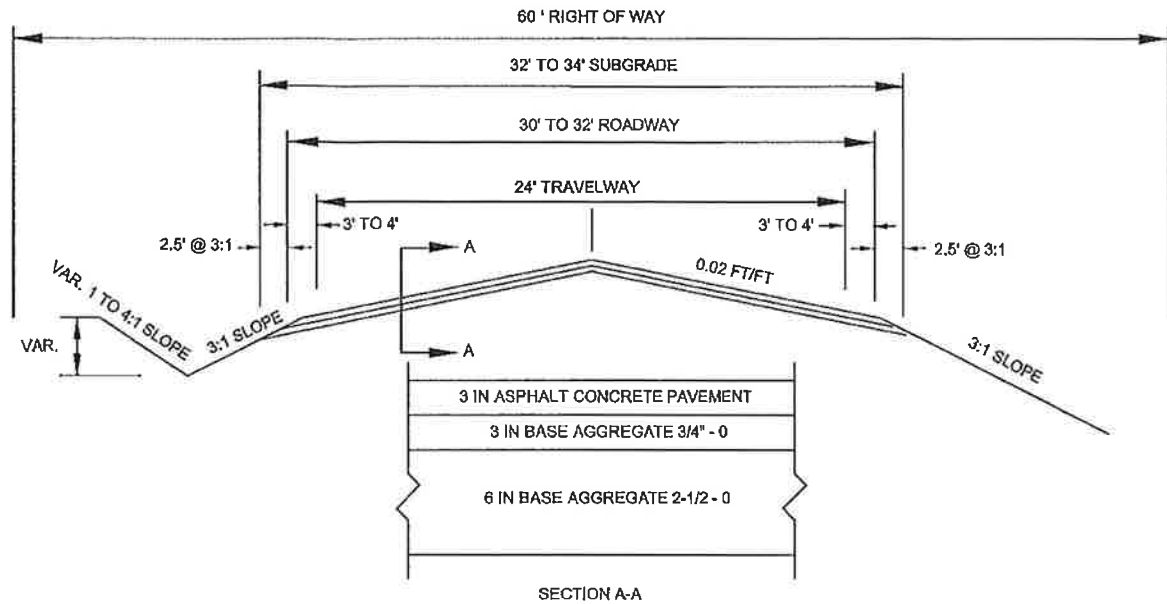
2206 N.W. THIRTIETH AVE. SE.  
SUITE 200, DENVER, CO 80202  
PHONE (303) 440-8887  
FAX (303) 440-8888  
WWW.CTS-ENGINEERS.COM

DATE BY NAME	CHECKED BY NAME	DATE/TIME
REVISIONS	DESCRIPTION	

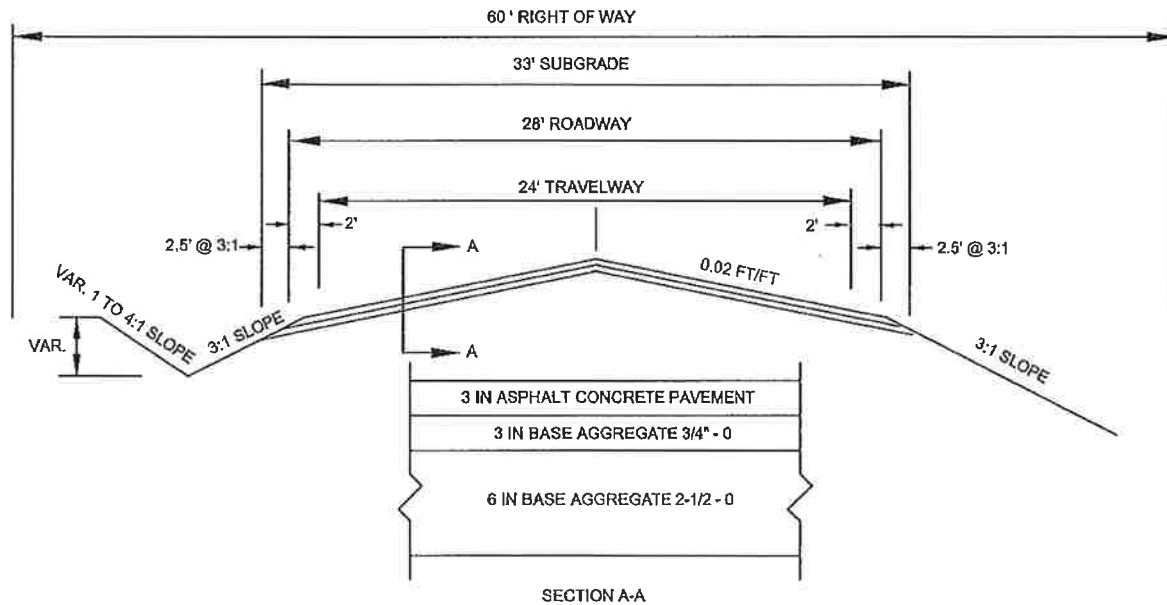
PROJECT TITLE:  
MORROW COUNTY  
ROAD STANDARDS  
TYPICAL SECTIONS

PROJECT:  
MORROW COUNTY TSP  
UPDATE  
OR04.055.T01

PREPARED FOR:  
ODOT/MORROW COUNTY



SECTION A-A  
RURAL COLLECTOR I



SECTION A-A  
RURAL COLLECTOR II

1. ASPHALT CONCRETE (AC) PAVEMENT SHALL BE STANDARD DUTY, CLASS B PER ODOT STANDARD SPECIFICATIONS 00745.
2. BASE AGGREGATE SHALL MEET THE REQUIREMENTS OF ODOT STANDARD SPECIFICATIONS 02630 .
3. ALTERNATIVE PAVEMENT SECTIONS MAY BE PROPOSED BASED ON A SOILS INVESTIGATION AND PAVEMENT DESIGN BY A LICENSED ENGINEER. ALL CHANGES SHALL BE APPROVED BY THE COUNTY ROAD ENGINEER.
4. DITCH SECTIONS SHALL BE APPROPRIATE TO ACCOMMODATE MAXIMUM STORMWATER FLOW PER ODOT STANDARD SPECIFICATIONS 00745.
5. RIGHT-OF-WAY (RW) SHOWN IS MINIMUM. ADD'L RW OR EASEMENT MAY BE REQUIRED FOR CONSTRUCTION IN SLOPED AREAS.

NOT TO SCALE  
JUNE 2005

SHEET 2 OF 5

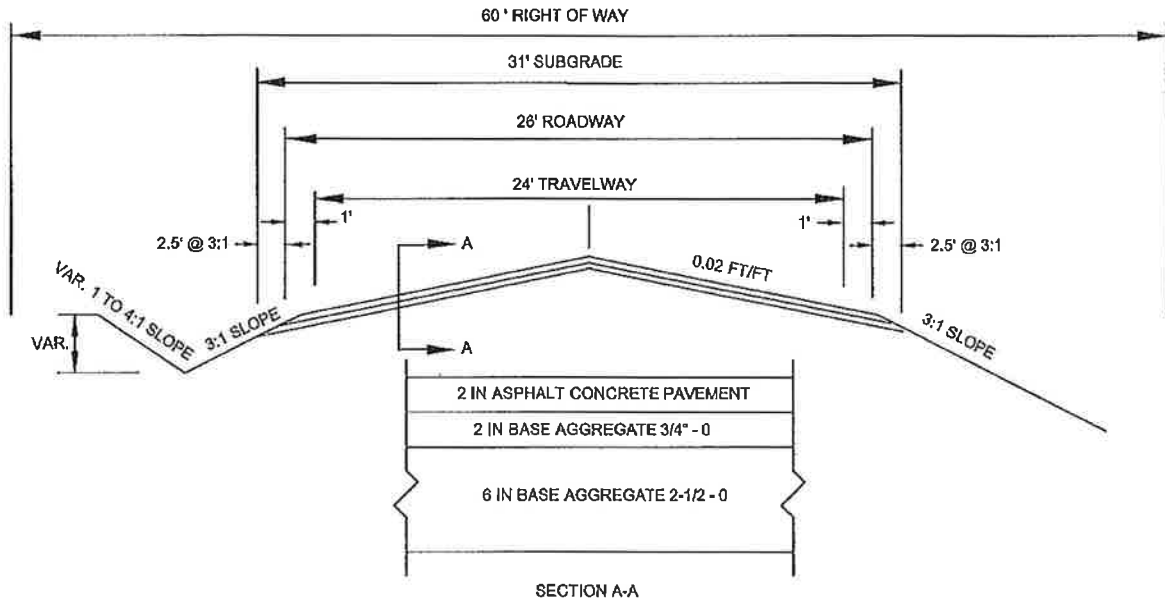


DATE	BY NAME	DESCRIPTION

ISSUED FOR:  
MORROW COUNTY  
ROAD STANDARDS  
TYPICAL SECTIONS

PROJECT:  
MORROW COUNTY TSP  
UPDATE  
OR04.055.T01

PREPARED FOR:  
ODOT/MORROW COUNTY



### RURAL COLLECTOR III

1. ASPHALT CONCRETE (AC) PAVEMENT SHALL BE STANDARD DUTY, CLASS B PER ODOT STANDARD SPECIFICATIONS 00745.
2. BASE AGGREGATE SHALL MEET THE REQUIREMENTS OF ODOT STANDARD SPECIFICATIONS 02630
3. ALTERNATIVE PAVEMENT SECTIONS MAY BE PROPOSED BASED ON A SOILS INVESTIGATION AND PAVEMENT DESIGN BY A LICENSED ENGINEER. ALL CHANGES SHALL BE APPROVED BY THE COUNTY ROAD ENGINEER.
4. DITCH SECTIONS SHALL BE APPROPRIATE TO ACCOMMODATE MAXIMUM STORMWATER FLOW PER ODOT STANDARD SPECIFICATIONS 00745.
5. RIGHT-OF-WAY (RW) SHOWN IS MINIMUM. ADD'L RW OR EASEMENT MAY BE REQUIRED FOR CONSTRUCTION IN SLOPED AREAS.

NOT TO SCALE  
JUNE 2005

SHEET 3 OF 6



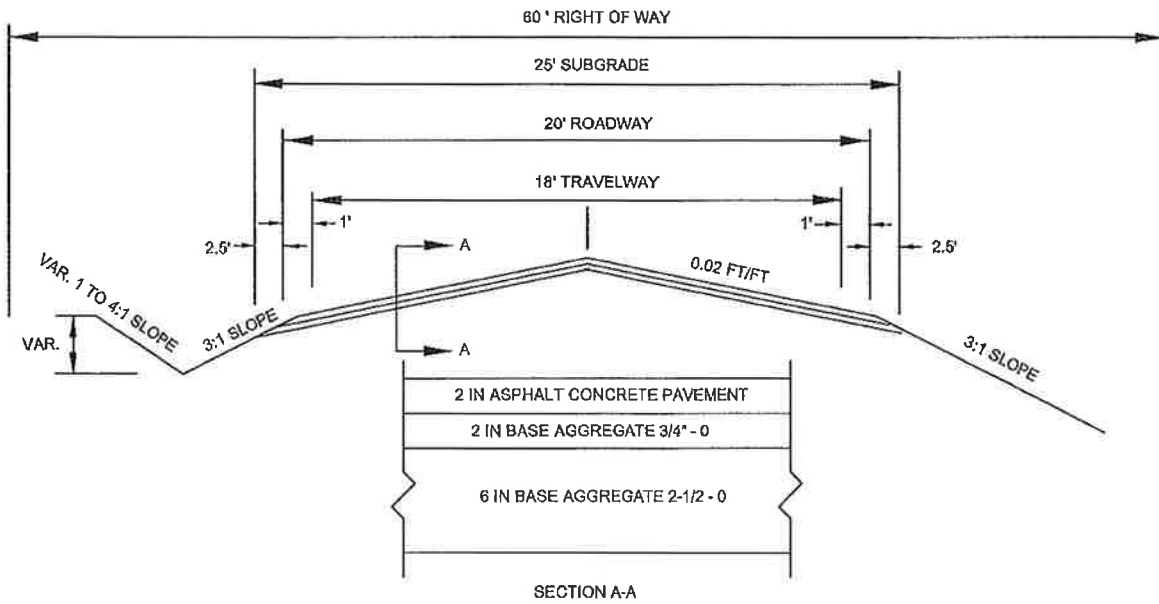
CADD BY NAME	CHECKED BY NAME	DATE
REVISIONS	DESCRIPTION	

PROJECT TITLE  
MORROW COUNTY  
ROAD STANDARDS  
TYPICAL SECTIONS

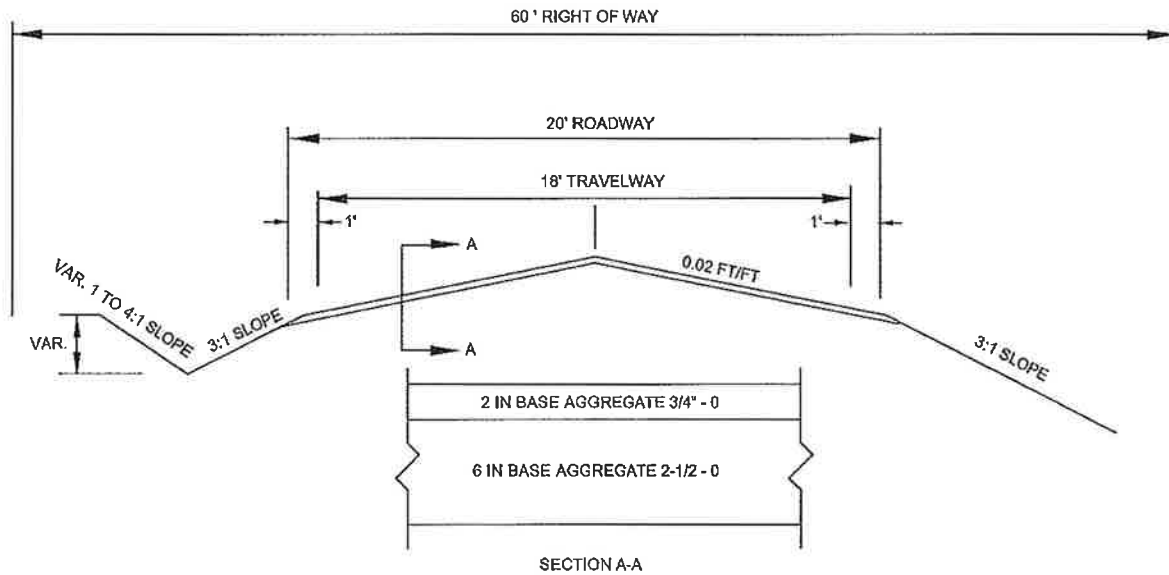
PROJECT  
MORROW COUNTY TSP  
UPDATE  
OR04.055.T01

PREPARED FOR  
ODOT/ MORROW COUNTY





### RURAL ACCESS I



### RURAL ACCESS II (Gravel Surface)

1. ASPHALT CONCRETE (AC) PAVEMENT SHALL BE STANDARD DUTY, CLASS B PER ODOT STANDARD SPECIFICATIONS 00745.
2. BASE AGGREGATE SHALL MEET THE REQUIREMENTS OF ODOT STANDARD SPECIFICATIONS 02630
3. ALTERNATIVE PAVEMENT SECTIONS MAY BE PROPOSED BASED ON A SOILS INVESTIGATION AND PAVEMENT DESIGN BY A LICENSED ENGINEER. ALL CHANGES SHALL BE APPROVED BY THE COUNTY ROAD ENGINEER.
4. DITCH SECTIONS SHALL BE APPROPRIATE TO ACCOMMODATE MAXIMUM STORMWATER FLOW PER ODOT STANDARD SPECIFICATIONS 00745.
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NOT TO SCALE  
JUNE 2005

SHEET 4 OF 5

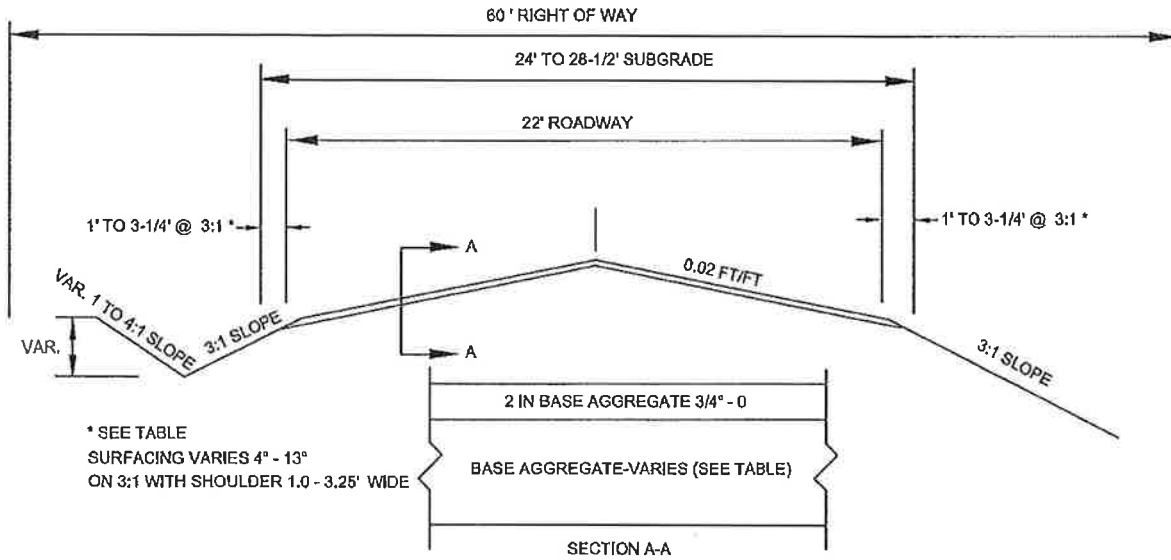


NO	DATE	CAID BY NAME	CHECKED BY NAME
		REVISIONS	DESCRIPTION

PROJECT: MORROW COUNTY ROAD STANDARDS TYPICAL SECTIONS

PROJECT: MORROW COUNTY TSP UPDATE  
OR04.055.T01

PREPARED FOR: ODOT/MORROW COUNTY



## RURAL GRAVEL

(GRAVEL ROAD FOR MULTIPLE FUNCTIONAL CLASSIFICATIONS)

ROADBED SOIL	TRAFFIC LEVEL	AGGREGATE BASE
VERY GOOD	HIGH (ADT > 100)	9 IN
	MEDIUM (ADT 50 - 100)	7 IN
	LOW (ADT < 50)	4 IN
GOOD	HIGH (ADT > 100)	11 IN
	MEDIUM (ADT 50 - 100)	9 IN
	LOW (ADT < 50)	5 IN
FAIR	HIGH (ADT > 100)	13 IN
	MEDIUM (ADT 50 - 100)	10 IN
	LOW (ADT < 50)	5 IN
POOR	HIGH (ADT > 100)	NOT RECOMMENDED
	MEDIUM (ADT 50 - 100)	15 IN
	LOW (ADT < 50)	9 IN
VERY POOR	HIGH (ADT > 100)	NOT RECOMMENDED
	MEDIUM (ADT 50 - 100)	NOT RECOMMENDED
	LOW (ADT < 50)	8 IN

- ASPHALT CONCRETE (AC) PAVEMENT SHALL BE STANDARD DUTY, CLASS B PER ODOT STANDARD SPECIFICATIONS 00745.
- BASE AGGREGATE SHALL MEET THE REQUIREMENTS OF ODOT STANDARD SPECIFICATIONS 02630
- ALTERNATIVE PAVEMENT SECTIONS MAY BE PROPOSED BASED ON A SOILS INVESTIGATION AND PAVEMENT DESIGN BY A LICENSED ENGINEER. ALL CHANGES SHALL BE APPROVED BY THE COUNTY ROAD ENGINEER.
- DITCH SECTIONS SHALL BE APPROPRIATE TO ACCOMMODATE MAXIMUM STORMWATER FLOW PER ODOT STANDARD SPECIFICATIONS 00745.
- RIGHT-OF-WAY (R/W) SHOWN IS MINIMUM. ADD'L R/W OR EASEMENT MAY BE REQUIRED FOR CONSTRUCTION IN SLOPED AREAS.

NOT TO SCALE  
JUNE 2005

SHEET 5 OF 5



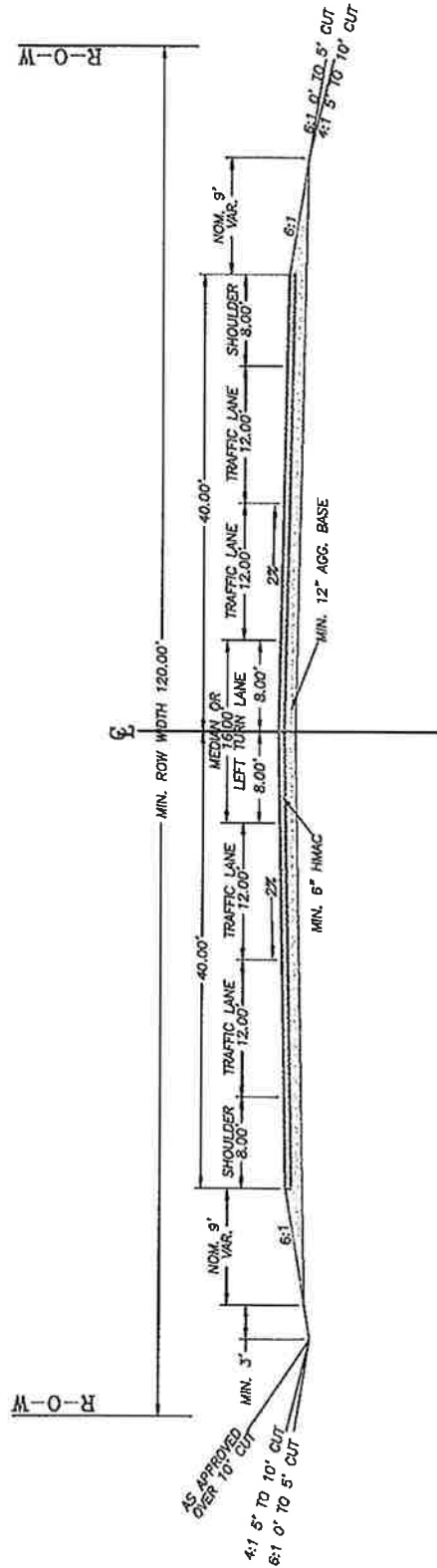
CASE BY NAME	CHECKED BY NAME	DATE

PROJECT TITLE  
MORROW COUNTY  
ROAD STANDARDS  
TYPICAL SECTIONS

PROJECT  
MORROW COUNTY TSP  
UPDATE  
OR04.055.T01

PREPARED FOR  
ODOT/MORROW COUNTY

Morrow County  
 Design Standard for High Volume Roadway (DHV over 700)  
 SCALE 1"=10'



NOTES:

- 1) SURFACING SECTION (PAVEMENT - BASE COMBINATION) SHALL BE APPROVED BY THE MORROW COUNTY PUBLIC WORKS DEPARTMENT.
- 2) MAXIMUM GRADE 3%.
- 3) MAXIMUM 3' CURVE (NOMINAL 1500' RADIUS) STANDARD HIGHWAY SPIRALS OF APPROPRIATE LENGTHS SHALL BE USED.
- 4) SUPER ELEVATION RATE AND APPLICATION SHALL BE APPROVED BY THE MORROW COUNTY PUBLIC WORKS DEPARTMENT.
- 5) INTERSECTION DESIGN SHALL CONFORM TO THE APPROPRIATE ODOT OR ASHTO STANDARDS, AND BE APPROVED BY THE MORROW COUNTY PUBLIC WORKS DEPARTMENT.
- 6) DRAINAGE DESIGN SHALL BE APPROVED BY THE MORROW COUNTY PUBLIC WORKS DEPARTMENT.
- 7) CONSTRUCTION SHALL CONFORM TO "2002 (OR CURRENT EDITION) OF "OREGON DEPARTMENT OF TRANSPORTATION, OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION".

Ferguson Surveying  
 Engineering



P.O. BOX 619, 210 E. MAIN  
 MT. TARRON, OR 97865  
 PHONE (541) 932-4520  
 FAX (541) 932-4430  
 EMAIL: info@ferguson.net



LAND USE APPLICATION REPLAT

RECEIVED OCT 22 2024 BY: ME PAID \$1000

FILE NUMBER R-N-88-24 Date Received

Applicant or Legal Owner: Date Deemed Complete

Name(s) Carla McLane

Address 200 City Center Circle / P.O. Box 229 Boardman, OR 97818

Phone 541-922-9252 E-mail address mclanec@cityofboardman.com

Legal Owner: (if different from applicant)

Name(s) City of Boardman

Address

Phone E-mail address

Existing Property Description:

Township 4N Range 24E Section Tax Lot(s) 134

Zoning Designation SAI Located within an UGB? No If yes, which city?

Physical Address Bare Property

General Location At the corner of Tower Road and Kunze Lane, south of the I84 Interchange

List any water, irrigation, drainage, water control, water improvement district or water improvement company that provide services to the subject property: None

Replat Type Requested:

Subdivision Land Partition (name) (number)

Property Line Adjustment Conveying Parcel: Acres Before Acres After Receiving Parcel: Acres Before Acres After

Please explain why the replat is requested: The city desires to divide the property into three parcels to allow for future development and sale.

Will the replat affect any utility easement? No. If yes, please identify which utility companies are affected and in what way the easement is affected.


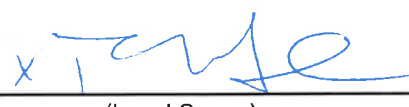
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A reconfiguration of a recorded subdivision or partition plat or a change in the number of lots in the subdivision or partition may be approved by the Planning Commission or as defined in ORS 92.180. Replats will act to vacate the platted lots or parcels and easements within the replat area with the following conditions:

- A replat will apply only to a recorded plat;
- Notice shall be provided when the replat is replatting all of an undeveloped subdivision as defined on ORS 92.225;
- Notice shall be provided to the owners of the property adjacent to the exterior boundaries of the tentative subdivision replat;
- When a utility easement is proposed to be realigned, reduced in width or omitted by a replat, all affected utility companies or public agencies shall be notified, consistent with a governing body's notice to owners of property contiguous to the proposed plat.
- A replat will not serve to vacate any public street or road; and
- A replat will comply with all subdivision provisions of the Morrow County Subdivision Ordinance and all applicable ordinances.

**Please submit with this application a proposed replat plot plan. The plan should show all accesses, existing and proposed; any easements that cross the property; location of any structures, present and proposed; all creeks, drainage or irrigation ditches and other water features; and topographical features that would affect the replat.**

**Signatures:**

Signed: <u></u> (Applicant)	<u></u> (Legal Owner)
Printed: <u>Carla McLane</u> (Applicant)	<u>Brandon Hammond</u> (Legal Owner)
Date: <u>10/22/2024</u>	Date: <u>10/22/2024</u>

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

**Special Instructions to Owners of Land Receiving Water From an Irrigation District:** If you own land located within an Irrigation District, please contact the district prior to submitting your application. The district may have special requirements which may affect your replat. Oregon Revised Statute 92.090(6) requires Irrigation District review of all land partitions and subdivisions located within an Irrigation District. Compliance with district requirements will be made a condition of approval of your application. Verification of review may be indicated in writing or with an authorized signature on your preliminary plat.

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



LAND USE APPLICATION  
LAND PARTITION

RECEIVED  
OCT 22 2024

BY: MR

PAID  
666 to ck

FILE NUMBER LP-N-529-24 Date Received: \_\_\_\_\_

Date Deemed Complete: \_\_\_\_\_

**Applicant:**

Name(s): Carla McLane

Address: 200 City Center Circle / P.O. Box 229 Boardman, OR 97818

Phone: 541-481-9252 E-mail address: mclanec@cityofboardman.com

**Legal Owner:** (if different from applicant)

Name(s): City of Boardman

Address: \_\_\_\_\_

**Existing Property Description:**

Township: 4N Range: 24E Section: \_\_\_\_\_ Tax Lot(s): 134

Zoning Designation: SAI

Located within an UGB? No. If yes, which city?: \_\_\_\_\_

Physical Address: Bare property

General Location: At the corner of Tower Road and Kunze Lane,  
south of the I84 Interchange.

Public Road Access: Tower Road and Kunze Lane

Improvement Type and Condition of Road: Paved

Water will be supplied by: TBD

Fire Protection District or method: Boardman

Location of electric and telephone utilities: Along both Tower Road and Kunze Lane

Sewage disposal method: TBD. North portion by onsite. South portion unknown.  
(Department of Environmental Quality must approve site suitability and specify requirements for septic systems.)

List any water, irrigation, drainage, water control, water improvement district or water improvement company that provide services to the subject property: \_\_\_\_\_

None.

**Description of Proposed Partition:**

Number of new lots proposed: three

For what use or uses is the parcel now used: Bare property. Some has been grazed.

For what use or uses are the parcels intended: TBD. Zone change application is being developed.

Are there any covenants, conditions, or restrictions to be used?: None.

If yes, submit a copy of restrictions or proposed restrictions to be used.: \_\_\_\_\_

Describe the topography of the land: Generally flat. Limited soil with rock outcroppings.

Is the land subject to flooding?: No.

Will any new access(es) be required?: Locations to be determined at the time of development.


Will there be any identifiable impacts on adjoining or area land uses, public services and facilities, and natural resource carrying capacities? If so, please explain: \_\_\_\_\_

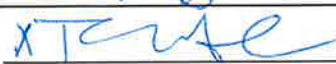
From the Land Partition - No.

**Please submit with this application a proposed partition plot plan. The plan should show all accesses, existing and proposed; any easements that cross the property; location of any structures, present and proposed; all creeks, drainage or irrigation ditches and other water features; and topographical features that would affect the partition.**

**Signatures:**

I(we), the undersigned, acknowledge that I/we am familiar with the standards and limitations set forth by the Morrow County Zoning and Subdivision Ordinance and that additional information and materials may be required, as provided by the Zoning and Subdivision Ordinance and Comprehensive Plan. I/we propose to meet all standards set forth by the County's Zoning and Subdivision 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): Carla McLane

(Legal Owner):  (Legal Owner): Brandon Hammond

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

Date: 10/22/2024

Fee: \$1600

**Special Land Partition Application Instructions to Owners of Land Receiving Water From an Irrigation District:** If you own land located within an Irrigation District, please contact the district prior to submitting your land partition application. The district may have special requirements which may affect your land partition. Oregon Revised Statute 92.090(6) requires Irrigation District review of all land partitions and subdivisions located within an Irrigation District. Compliance with district requirements will be made a condition of approval of your application. Verification of review may be indicated in writing or with an authorized signature on your preliminary plat

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

Umatilla Electric Cooperative  
PO Box 1148  
750 W. Elm Avenue  
Hermiston, OR 97838

January 13, 2025

Tamra Mabbott, Planning Director  
Morrow County Planning Department  
215 NE Main Avenue  
Irrigon, OR 97844

RE: Letter of No Opposition to LP-N-529-24

Mrs. Tamra Mabbott:

We're writing as an adjoining landowner in regard to the City of Boardman's ("Boardman") proposed Land Partition Application near and along Tower Road, west of Boardman, Oregon (hereinafter referred to as the "Application").

As an adjoining landowner, Umatilla Electric Cooperative ("UEC") has carefully considered how the Application may impact our property and its current and future uses. After reviewing the details of the Application, UEC would like to formally state that it has no opposition to the Application.

This letter serves as our official position of non-opposition to the Application. We appreciate your attention to this matter and trust that any necessary steps will be taken to address the relevant concerns of affected parties, including ourselves.

Should you require any further clarification, please feel free to contact me.

Thank you,



Coleman Bode  
Manager of Engineering  
541-561-3872  
Cole.Bode@umatillaelectric.com



## Exhibit D.11



---

**Re: FW: Public Notice LP-N-529-24**

---

**From** Bev Bridgewater <bbridge@oregontrail.net>

**Date** Wed 1/8/2025 4:17 PM

**To** Michaela Ramirez <mramirez@morrowcountyor.gov>

**Cc** Tamra Mabbott <tmabbott@morrowcountyor.gov>; Morrison, Wanda (Wendy) <wmorrison@usbr.gov>

**[EXTERNAL EMAIL] - STOP and VERIFY - This message came from outside of Morrow County Gov**

---

Please forward this information to Wendy Morrison at the Reclamation office. I am copying her on this email.

There is a federal ditch on this property and our historic maps show a federal ROW. I don't have the records on the ROW. Reclamation would like to be included on planning actions that affect their rights. Thanks. This is a good opportunity to figure out what federal rights there are for all of us moving forward.

Bev

On 1/8/2025 1:24 PM, Michaela Ramirez wrote:

Morrow County Planning Dept.  
Michaela Ramirez, Administrative Asst.  
PO Box 40  
Irrigon, OR 97844  
541-922-4624



**NEW EMAIL ADDRESS\*\*\*** [mramirez@morrowcountyor.gov](mailto:mramirez@morrowcountyor.gov)

**From:** Michaela Ramirez

**Sent:** Wednesday, January 8, 2025 10:10 AM

**To:** Dawn Hert <[Dawn.Hert@dlcd.oregon.gov](mailto:Dawn.Hert@dlcd.oregon.gov)>; [mhughes@boardmanfd.com](mailto:mhughes@boardmanfd.com); Mike Gorman <[mgorman@morrowcountyor.gov](mailto:mgorman@morrowcountyor.gov)>; Eric Imes <[ceimes@morrowcountyor.gov](mailto:ceimes@morrowcountyor.gov)>; Matt Kenny <[kennymatt@live.com](mailto:kennymatt@live.com)>; Carla McLane <[mclanec@cityofboardman.com](mailto:mclanec@cityofboardman.com)>

**Cc:** Tamra Mabbott <[tmabbott@morrowcountyor.gov](mailto:tmabbott@morrowcountyor.gov)>; Clint Shoemake <[cshoemake@morrowcountyor.gov](mailto:cshoemake@morrowcountyor.gov)>

**Subject:** Public Notice LP-N-529-24

All,

January 23, 2025

---

Good afternoon Tamra,

Thank you for providing the opportunity for the Oregon Department of Aviation (ODAV) to comment on file number(s): LP-N-529-24

ODAV has reviewed the proposal and prepared the following comment(s):

1. In accordance with FAR Part 77.9 and OAR 738-070-0060, future development at this site may be required to undergo aeronautical evaluations by the FAA and ODAV. The applicant can use the FAA's [Notice Criteria Tool](#) to determine if the proposal warrants a *notice of construction*. If so, they are required to provide separate notices of construction to both the FAA and ODAV. The applicant should receive the resulting aeronautical determination letters from the FAA and ODAV prior to approval of any building permits.
2. The subject property is located partially under the approach surface and transitional surface of Boardman Airport. Pursuant to the State of Oregon's Airport Land Use Compatibility Guidebook, some forms of development are not considered compatible land uses when located near a public-use airport. Per Table 3-4: Compatible Land Uses per FAR Part 77 Surfaces and FAA Safety Areas, the following land uses are identified as incompatible developments when located under the approach surface of public-use airports: Places of public assembly, outdoor sports arenas and spectator sports, nature exhibits and zoos, amusement parks, resorts and camps, and golf courses. Additionally, the following are considered incompatible developments when located under the transitional surface: residential uses, places of public assembly, most recreational uses, and resource production and extraction uses.

ODAV does not recommend approval of development which is found to be in conflict with the Airport Land Use Compatibility Guidebook. The applicant is advised to contact Brandon Pike, Aviation Planner with ODAV (see contact information below) to discuss potential aviation-related concerns or limitations with the property.

Please reach out if you have questions or concerns.

Best,

**BRANDON PIKE**

OREGON DEPARTMENT OF  
AVIATION (ODAV)  
AVIATION PLANNER



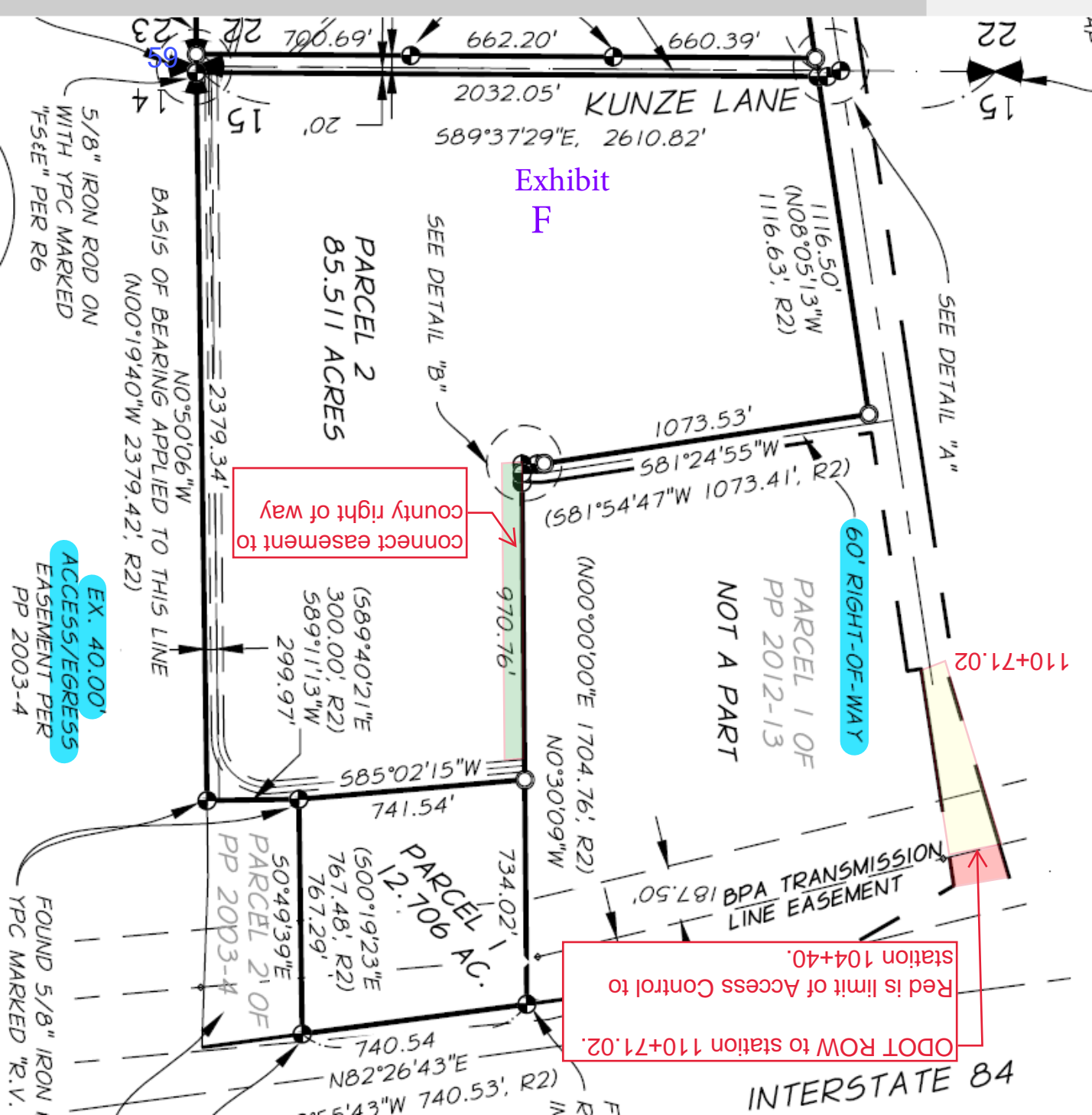
PHONE 971-372-1339

EMAIL [brandon.pike@odav.oregon.gov](mailto:brandon.pike@odav.oregon.gov)

3040 25<sup>TH</sup> STREET SE, SALEM, OR 97302

[WWW.OREGON.GOV/AVIATION](http://WWW.OREGON.GOV/AVIATION)

Exhibit F



connect easement to county right of way

Red is limit of Access Control to Station 104+40. ODOT ROW to station 110+71.02.

5/8" IRON ROD ON WITH YPC MARKED "F54E" PER R6

EX. 40.00' ACCESS/EGRESS EASEMENT PER PP 2003-4

FOUND 5/8" IRON YPC MARKED "R.V."

BASIS OF BEARING APPLIED TO THIS LINE (N00°19'40"W 2379.42', R2)

PARCEL 2 85.511 ACRES

PARCEL 1 OF PP 2012-13 NOT A PART

PARCEL 2' OF PP 2003-4 12.706 AC.

60' RIGHT-OF-WAY

BPA TRANSMISSION LINE EASEMENT

SEE DETAIL "A"

SEE DETAIL "B"

INTERSTATE 84

KUNZE LANE  
 $589^{\circ}37'29''E$ , 2610.82'

connect easement to county right of way

Red is limit of Access Control to Station 104+40. ODOT ROW to station 110+71.02.

5/8" IRON ROD ON WITH YPC MARKED "F54E" PER R6

EX. 40.00' ACCESS/EGRESS EASEMENT PER PP 2003-4

FOUND 5/8" IRON YPC MARKED "R.V."

BASIS OF BEARING APPLIED TO THIS LINE (N00°19'40"W 2379.42', R2)

PARCEL 2 85.511 ACRES

PARCEL 1 OF PP 2012-13 NOT A PART

PARCEL 2' OF PP 2003-4 12.706 AC.

60' RIGHT-OF-WAY

BPA TRANSMISSION LINE EASEMENT

SEE DETAIL "A"

SEE DETAIL "B"

INTERSTATE 84

KUNZE LANE  
 $589^{\circ}37'29''E$ , 2610.82'



60  
**Oregon**

Tina Kotek, Governor

Exhibit  
G

Department of Transportation

Region 5

3012 Island Avenue  
LaGrande, OR 97850

January 23, 2025

Tamra Mabbott, Planning Director VIA EMAIL: tmabbott@morrowcountyor.gov  
Morrow County  
P O Box 40/ 215 NE Main Avenue  
Irrigon, OR 97884

Subject: *Land Partition LP-N-529-24, Replat R-N-88-24 into three Parcels of 12.7 acres, 85.5 acres, and 208 acres. Kunze Lane bisects the middle of the parcel, located between proposed Parcels 2 and 3. City Boardman Applicant/Owner*

The Oregon Department of Transportation (ODOT) has received notice of the proposed land partition and replat of Space Age Industrial (SAI) located west of the City of Boardman, south of Interstate 84 (I-84), and east of Tower Road. The subject parcel is located outside the Boardman Urban Growth Boundary and is undeveloped.

ODOT has access control from the I-84/Tower Road ramps south to station 104+40 (see attached map). ODOT owns Tower Road south of the Interchange to station 110+71.02.

The Preliminary Findings of Fact notes the applicant is considering the possibility of a rezone and future development of an RV Park on Parcel 2 and development of a power substation on Parcel 1. Apparently, County staff and the applicant have also discussed several options for access, although Morrow County and ODOT are in the process of developing an Interchange Area Management Plan (IAMP) for I-84/Tower Road Interchange. As part of the I-84/Tower Road IAMP, new access management standards will be identified for this area.

As such, ODOT recommends that the internal easements of Parcel 2 not be defined until the I-84/Tower Road IAMP is completed. Or the 60' (proposed 40') easement from Kunze Lane should not terminate at the west boundary of Parcel 1 but continue from there along the east boundary of Tax Lot 133 and terminate at the current 60' County Right-of-Way south of Love's.

ODOT looks forward to working with both the County and Applicant to address these issues. Thank you for the opportunity to comment.

Teresa Penninger  
Region Planning and Business Manager

Attachment

CJS

cc: Ken Patterson, ODOT Region 5 Manager  
Rich Lani, District 12 Manager  
Paul Howland, District 12  
David Boyd, Regional Access Management Engineer  
Carla McLane, Boardman Planning Official

**United States Department of the Interior**

BUREAU OF RECLAMATION  
32871 Diagonal Rd  
Hermiston, OR 97838



IN REPLY REFER TO:

UFO-4110  
2.2.3.19

**CERTIFIED MAIL**

Morrow County Planning Commission  
ATTN: Michaela Ramirez  
215 NE Main Avenue  
Irrigon, Oregon 97844

Subject: Land Partition LP-N-529-24, Boardman, Oregon

To Whom it May Concern:

Thank you for providing the Bureau of Reclamation a copy of the Public Notice for the Morrow County Land Use Hearing to be held on January 28, 2025.

In regards to the subject proposed Land Partition of Tax Lot 134, the Bureau of Reclamation would like it to be noted that there is an irrigation lateral that extends into the east side of proposed Parcel 3 of the Land Partition which would require coordination with Reclamation and the West Extension Irrigation District to divert the Federal waters that flow through the lateral prior to the development of Parcel 3.

We appreciate your cooperation in this matter. If you have questions, please contact Wendy Morrison, Realty Specialist, at (541) 564-8616 ext. 231. If you are deaf, hard of hearing, or have a speech disability, please dial 7-1-1 to access telecommunications relay services.

Sincerely,

**CHESTER SATER**

Digitally signed by CHESTER  
SATER  
Date: 2025.01.24 11:49:32  
-08'00'

**CHET SATER**

Manager  
Umatilla Field Office  
Columbia-Cascades Area Office  
Bureau of Reclamation



## Exhibit I

**West Extension Irrigation District**

P. O. Box 100; Irrigon, OR 97844-0100  
541-922-3814 (ph) 541-922-9775 (fax)  
[westex@oregontrail.net](mailto:westex@oregontrail.net)

January 27, 2025

Morrow County Planning Department  
P. O. Box 140  
Irrigon, OR 97844

Re: LP-N-529-24 City of Boardman land partition  
T4N R24E Section 22, tax lot 134

Thank you for contacting the WEID regarding the proposed land partition.

An irrigation ditch exists on a small portion of the property that carries federal water to project beneficiaries. This ditch is an extension of the WEID main canal and carries a right-of-way under the Canal Act of 1890.

The WEID has no objection to the land partition as long as the federal water delivery is protected, and the receiving landowners have no interruption to their water supply. In accordance with our policies for open ditches, we recommend a right-of-way of 50-feet (25-feet each side of center) be shown on the map.

Please contact me for any questions.





A handwritten signature in black ink that reads "Bev Bridgewater". The signature is written in a cursive, flowing style.

Bev Bridgewater  
District Manager


July 1996


# Exhibit J

**Legend**


-  carty rod & gun
-  CSS Farms
-  odoherly outfitters
-  Spillway

Kunze Ln

 carty rod & gun

 odoherly outfitters

Ditch 

WBID canal 

Google Earth

Image U.S. Geological Survey



1000 ft

## Exhibit K

Please find my comments on the land partition request LP N 529 -24/ R-N-88-24.

At stake in this application is the degradation of our rural community, its roads, its rural nature and our way of life. The proposed RV Park will not be compatible with adjacent EFU uses nor does it align with Morrow Counties Comprehensive Plan. This is an urban scale development in a rural resource area. There are no public services for miles, no safe walking or bike paths and access could be on the most dangerous road in Morrow County, putting families and housing next to a interstate truck stop is not a wise approach to healthy communities.

I fully understand that this application is only the first step in the process and recognize the transparency of the City identifying some of its intended uses, in fact I was at the meeting for this very proposal. Its proposed uses are not in conformity with the Space Age Industrial Zoning. Similar partitions and rezones by the applicant have resulted in economic losses to Boardman proper and compromise the intend use of the SAI zone.

Loves faces water challenges; the sodium is near the 100 ppm mark, and the port wells are similar. Shallower wells face nitrate levels well beyond the federal limits, four times the safe levels. Other partitions from the parent parcel have had numerous failed septic approvals and currently have porta potties out for restrooms for the fifteen workers and no potable water on site.

Potato waste contaminated with pesticides and chemicals are currently being dumped on the nearby created partitioned lands. Onion skin litters the road sides and create an irritant that burns the eyes and nose. As an adjacent landowner I am concerned the City is creating a subdivision of lands with no continuity, and each will adversely affect the other. High density urban scale developments have no place in rural areas.

I added these, they were not provided by staff, but I feel that both articles are extremely important to this application.

### ARTICLE 1 SECTION 1.010 INTRODUCTORY PROVISIONS

ORS Chapters 92 and 215 and this ordinance sets forth the minimum standards governing the approval of land development, including subdivision and partitioning, as necessary to carry out the County Comprehensive Plan and to promote the public health, safety and general welfare. The purpose of these provisions and regulations are to:



A. Encourage well-planned subdivision and partition development to the end that good livable neighborhoods with all needed amenities and community facilities may be created.

B. Encourage development in harmony with the natural environment and within resource carrying capacities.

C. Safeguard the interest of the public, the applicant and the future lot owner.

D. Improve land records and boundary monumentation.

E. Ensure equitable processing of subdivision and partitioning plans, and accomplish to the greatest extent possible the goals and objectives of the Comprehensive Plan for Morrow County.

F. Provide for orderly and efficient urban development, and to coordinate development with public facilities and service plans and capabilities.

G. Provide for preservation of farm and forest lands, and the resource-based economy of the County.

Applicant fails to meet the minimum standards of 1.010

#### SECTION 1.020. INTERPRETATION.

*The provisions of this ordinance shall be construed to effect the purposes set forth in Section 1.010 of this ordinance. These Morrow County Subdivision Ordinance (12-20-2022) Page 3 of 64 provisions are declared to be the minimum requirements fulfilling such objectives, and the county may impose additional requirements deemed necessary to promote the health, safety and general welfare, and to carry out the Comprehensive Plan of the area.*

*Where conditions set forth herein are less restrictive than comparative condition imposed by any other provision of this ordinance, by provisions of any other local ordinance, resolution or regulation, or by provisions of state statute or administrative regulation, the more restrictive shall govern. S*

This gives you latitude to impose conditions that adhere to the purpose of the general provisions above.

## FINDINGS OF FACT

SECTION 5.020. APPLICATION PROCEDURES AND REQUIREMENTS. Any persons proposing a land partitioning, or his authorized agent or representative, will prepare and submit a copy of the Tentative Plan for the proposed partitioning together with an application for partitioning and the appropriate filing fee to the Planning Department in accordance with Administrative Provisions set forth in the Morrow County Zoning Ordinance, except as set forth in this Article. The Tentative Plan for partitioning, when submitted, will include the following:

1. A vicinity map locating the proposed partitioning in relation to adjacent subdivisions, roadways and adjoining land use and ownership patterns.
2. A plan of the proposed partition showing tract boundaries and dimensions, the area of each tract or parcel and the names, right-of-way widths, and improvement standards of existing roads.
3. Names and addresses of the landowner, the partitioner, a mortgagee if applicable, and the land surveyor employed or to be employed to make necessary surveys and prepare the Final Plat.
4. A statement regarding contemplated water supply, sewage disposal, solid waste disposal, fire protection, access, etc.
5. North point, scale and date of map, and property by tax lot, section, township and range.
6. Statement regarding the current use of the property and the purpose for which the parcels may be used in the future.
7. Title or Subdivision Guarantee Report from a licensed title company stating the record owner(s) of the land proposed to be subdivided and setting forth all encumbrances relative to the subject property. The report shall have been issued within the 60 days previous to the submittal for approval. The Preliminary Plat may reveal the boundaries of the property to be other than thought to be correct by the landowner. An applicant is encouraged to have a Boundary Survey performed prior to submittal of the application and tentative plan.

(4) The applicant failed to meet requirements 4,6 and 7 in the application process. Water supply, sewage, and access on application states TBA and unknown. That is not a qualifying or contemplated statement that would satisfy the requirement. Nothing about fire protection or solid waste. This subverts the whole idea behind the application

requirement and the justification as to the completion of the application. Checking a box should not be accepted. Application should not have been deemed complete.

(6) The current use is satisfied; the applicant omits the future use. The future uses have been identified in public meetings which I attended and is additionally supplied by the County planner in the background information. The intended use of parcel one is a substation and parcel 2 is a RV Park and #3 is unidentified. The applicant should have supplied that information in the application

7. I do not see that any of the required documents are supplied in the application

#### SECTION 5.030. REQUIREMENTS FOR APPROVAL.

No application for partitioning will be approved unless the following requirements are met  
Morrow County Subdivision Ordinance (12-20-2022) Page 27 of 64

1. Proposal follows ORS 92 and the County and affected City Comprehensive Plans and applicable Zoning.
2. Each parcel is suited for the use intended or offered; including, but not limited to, size of the parcels, topography, sewage disposal approval and guaranteed access. Proof of access must show that each parcel has an easement sufficient for continued ingress and egress to a public, county or state highway or has a deeded access way.
3. All required public service, and facilities are available and adequate.
4. Proposal will not have any identifiable adverse impacts on adjoining or area land uses, public services and facilities, and natural resource carrying capacities.
5. An approved water rights diversion plan as applicable.
6. Flag lots will not be permitted when the results would be to increase the number of properties requiring direct and individual access from a State Highway or other arterial. Flag lots may be permitted to achieve planning objectives under the following conditions:
  - a. When flag lot driveways are separated by at least twice the minimum frontage distance.
  - b. The driveway must meet driveway standards described in Article 8, Section 8.020.V. c.
  - c. The lot meets the minimum lot area of the zoning district, without including the driveway. d.
 Only one flag lot will be permitted per private right-of-way or access easement.
7. The depth of any lot will not be restricted as long as a buildable parcel is proposed.

8. An application for partitioning will be denied when it can be shown that the partitioning is part of a plan or scheme to create more than three (3) parcels without going through subdivision or is part of a development pattern creating more than three (3) parcels without subdividing. If the Planning Director determines that the proposed partition constitutes serial partitioning, or if serial partitioning has occurred in the past, then the Planning Director may require the application be subject to the requirements for a subdivision or Planned Unit Development.

9. In addition to the requirements set forth above, the following factors may be considered for approval or disapproval of an application for land partitioning if a geographical or other factor identified by other, appropriate professionals or Plans such as the requirements of the Comprehensive Plan, FEMA requirements, Byways rules, etc., requires it: a. Placement and availability of utilities. b. Safety from fire, flood and other natural hazards. Morrow County Subdivision Ordinance (12-20-2022) Page 28 of 64 c. The same improvements may be required for a partitioning as required of a subdivision, if required it will be installed by the applicant. d. Possible effects on natural, scenic and historical resources. e. Need for onsite or offsite improvements. f. Need for additional setbacks, screening, landscaping and other requirements relative to the protection of adjoining and area land uses. If the proposed partition is located within an Urban Growth Boundary, the affected city must be given notice according to the respective Joint Management Agreement. g. In the approval of a land partition, the need for street and other improvements will be considered and may be required as a Condition of Approval at a different standard than for a subdivision.

1. The findings of fact indicate that the only criteria to meet the Comprehensive Goals of the County and City would be to submit a final partition plat. The applicant fails to address any Comprehensive plan goals. The burden of proof lies upon the applicant to provide compliance with Goals 1– 14 of the County. It also fails to address Boardman’s Comp plan as well.

Additionally, how does it comply with SAI Zoning? Where does the applicant support the finding that the partition would be suitable for SAI development? Parcel size is not a requirement. However, 3.072 SAI ZONE states; it is intended to recognize those areas devoted to, or most suitable for, space age technology research and development. The applicant has not hidden the fact that the intended use is not SAI related. Facts are facts. We all can appreciate their candid approach to this application and its intended use.

However, it fails to meet the standards of the zone, therefore I request the planning commission to deny the partition.

2. The intended use has nothing to do with the SAI zone, to say the parcel is suited for the intended use is misleading and meaningless. Access has not been guaranteed nor identified. Sewage disposal sites cannot be assured on parcel size alone. A larger parcel, 14 acres that was created from the same parent parcel has been denied septic by the DEQ. Parcel size is not indicative to onsite sewage systems. Other factors need to be considered, like the very shallow basalt layer. Ingress and egress has not be sufficiently pledged to the parcels and though identified in the conditions still does not identify a legal access or easements. Discussions and proposals do not satisfy the requirement of legal access.

3. The only identified public services are electrical and phone. No other services identified. It is extremely concerning that water and sewer are left unknown. That hardly meets the requirement that all services be available or adequate. Its not only in a critical ground water area, but it is also a known area of high nitrates. Adjoining landowners have contaminated wells at levels well above Federal standards. Local surface waters have also been identified above save drinking water limits.

Adjoining lots have been denied sub ground septic, furthermore many City Council members have expressed their concern over septic contamination of the ground water. A high-density urban use such as this, would likely have negative affects and increase contamination levels. The recent statewide DEQ analysis lists land use as the largest contributor to the problem. That is why it is very important for this body to consider water and wastewater in all unincorporated areas. This application fails to meet even the bare minimum of public services. Please deny the application and protect our rural lands from urban sprawl and groundwater contamination.

4. The proposal or intended use has been identified, to believe otherwise is naïve. The application deliberately subverts any responsibility to the planning process. Planning commissions rely on information to make informed judgements. There will be adverse impacts to the entire area. You cannot believe otherwise. The entire process banties around uniform zoning ...Zone boundaries are not clear lines in the sand, they spill over into adjacent zones.

Farming practices require low level population densities. Our animals require peaceful environments to thrive. Farming creates adverse effects on urban scale uses, that is why our planners designed zones to minimize the effects each zone will have on the adjacent. The applicant states a rezone will occur. The urban scale use has been identified as an RV park. I assume that the size of the parcel will determine the density. Twelve acres will

accommodate 100s if not more spaces. Dogs will surely be part of the population mix, untrained urban dogs and livestock do not mix. A WEID canal exists on parcel three, it is an open ditch adjacent landowners rely on to irrigate. Children and dogs will be drawn to the canal posing dangerous risks. There are risks associated with chemical drift and fertilizers. Loves supports thousands of trucks that will pose risks of abduction and safety for families and especially vulnerable children. This is not Boardman Marina Park; this is an active area of farm trucks and hazards. This partition is far more than the simple construct of the three parcels. We know the intended use. Uses of this nature will drain our limited aquifers and resource capacities. Public facilities are not only limited they do not exist.

5. I don't see where the applicant has made an attempt to identify the water rights, nor any diversion plan. WEID and the water master should approve the plan before the action, as it is applicable to the partition. Doing so after or with a condition of approval is not the intent of the approval criteria. It is to be met before approval.

6. Not sure what a flag lot is, so skipping this.

7. N/A we know there are no SAI uses proposed; how then do we assume the project build will accommodate the parcel size. The SAI zone was designed to be very limiting and narrow. Taking into account the nature of space age industry that requires secrecy and security the parcel size is no indicator that the project will fit the space.

8. The parent parcel lot 134 has been partitioned three times prior to this partition. The CSS property, UEC property and Loves property have all been carved out separately. The development pattern is clear. Partition, then partition repeatedly. These serial partitions should not be considered partitions but deserve subdivision standards and development code considerations. The owner's historic development has demonstrated the need for subdivision standards. As stated before, the patterns of development are creating no conformity within the area and without subdivision standards being placed on this parcel review it will continually get worse. The development patterns are concerns for land use incompatibility. Please stop the serial partitions and apply the correct standards that should apply to any large parcel that shows a history of serial partitions. Deny the partition and have the applicant resubmit a subdivision application.

I have presented several reasons for denial of the partition as it fails to meet even the minimal criteria for the application let alone the partition requirements. The CSS property is an example of why water and sewer needs are required criteria, why subdivision development standards should be applied and that the identified conditions of approval are in fact criteria for approval that have not been met. CSS operates the potato processing facility that was created from lot134 It now has an office and 15 employees. No longer just

a storage facility, it now processes seed potatoes and dumps its waste adjacent to the created parcels. No potable water is on site and no septic was approved for 3 years while in operation.

In addition, we have a deeded easement on the south proposed parcel. Nothing has been mentioned on that easement. Road width, development standards ect. Or how it may affect the parcel use.









January 28, 2025

Morrow County Planning Commission  
Stacie Eckstrom, Chair  
% Tamra Mabbott, Planning Director  
215 NE Main Avenue  
Post Office Box 40  
Irrigon, Oregon 97844

RE: Land Partition Request LP-N-529-24, Replat R-N-88-24

Chair Eckstrom and Members of the Planning Commission:

The City of Boardman appreciates the opportunity to provide written comments on the city's request for a Land Partition. There are a couple of items in the proposed Findings of Fact and the Conditions of Approval that the city would like to draw your attention to:

1. Proposed Condition of Approval #2 addresses an internal easement to existing tax lot 122 and proposed parcel #1. The city does not object to showing the easement on the Final Plat, however it is not required or necessary to create additional easement width as the easement will serve only two parcels. This is addressed in Article 8 of the Morrow County Subdivision Ordinance, specifically Section 8.020 (W) which states that easements of more than 1000 feet shall be 40 feet. The existing access easement is 40 feet wide and as such meets the requirements of the Ordinance, even when serving two parcels.
2. The city has agreed to continue the access easement to the Eastern boundary of proposed parcel one and terminate it at that point with additional easement in the form of a cul-de-sac to address turnaround for the Boardman Fire District. Additionally, since the easement is exclusive to the two internal properties, the requirement to dedicate it to the public or develop it to a standard required for public dedication is unwarranted.
3. To address access and turn-a-round concerns to parcel 2, the city agrees to dedicate additional right-of-way in the form of a cul-de-sac at the terminus of the unnamed road south of the Love's property. The city does not agree with the comments submitted by ODOT nor their request for additional easement connecting the Love's road to Proposed Parcel #1. Any additional easement or road right-of-way would be more appropriate at the time of development of Proposed Parcel #2.

4. The city also contends that because there is over 2000' of frontage on Kunze Lane and given that an access permit is valid for one year, that the requirement for an access permit at this time is unreasonable and would be more appropriate at the time of development.
5. Given that the smallest proposed parcel is 12 acres the request for preliminary septic suitability from the Umatilla County Environmental Health is unnecessary and would be a requirement of any development.
6. There are no water rights associated with the subject property and Conditional of Approval 4 should be removed. If there is a federal easement or right-of-way the city will work with the Bureau of Reclamation to address those claims. The Condition of Approval related to the West Extension Irrigation District should be removed. The Condition of Approval related to the Bureau is acceptable if modified to reflect the mapping of easements but only if they can be provided by the Bureau in a manner that can be reasonably captured on the final plat. Our concern would be a broad-brush claim that would negatively impact future development.
7. The request from the Oregon Department of Aviation would be applicable to future development and does not impact the division of land. Their letter does not describe any factors that warrant a Condition of Approval.
8. Subsequent Condition of Approval #1 is requesting improvement of an easement which the Morrow County Zoning Ordinance does not authorize. The COA refers to the easement as a 'public' easement which it is not. It is an ingress and egress **easement** that is currently attributed to the UEC parcel and will be further attributed to Proposed Parcel #1 but is not a dedicated right-of-way, nor should it be. The city requests that this COA be removed.

The City of Boardman appreciates the Commission's consideration of these comments and request that the application be approved with modified conditions as identified in this letter. We do ask that this letter be made a part of the record and as part of our testimony.

Thanks again for the opportunity to provide written comments on the city's request. Should you have any questions about this comment letter, or the city's concerns please contact Carla McLane, Planning Official, for the City of Boardman at [mclanec@cityofboardman.com](mailto:mclanec@cityofboardman.com) or at the number below.

Cordially,



Brandon Hammond  
City Manager

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**PRELIMINARY FINDINGS OF FACT  
CONDITIONAL USE REQUEST  
CUP-N-378-24**

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

---

**APPLICANT/OWNER:** Victor Calvillo  
70126 Ridgecrest Drive,  
Boardman, OR 97818

**PROPERTY DESCRIPTION:** Tax Lot 5800 of Assessor's Map 4N25E20A

**PROPERTY LOCATION:** ± 1300 feet south of Kunze Lane, within the Boardman Urban Growth Boundary (UGB) on Ridgecrest Drive, within the West Glen Subdivision.

- I. BACKGROUND INFORMATION:** The subject site is approximately 1.08 acres and is located within 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 three ten-wheeler commercial trucks and two commercial units 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 less than 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 vehicles 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 Calvillo'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:

- C. **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.
5. **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 three ten-wheelers and two commercial units along the southern 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 Calvillos' have operated commercial trucks on the subject property for several years 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 6-7 AM 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. No major mechanical operations on commercial vehicles are to be conducted on the property.

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

**Finding:** The existing legal access to the site is from Ridgecrest Lane. This road is a dedicated public roadway not maintained by the county. Applicant is applying with the intent to use two access points to the parcel. The use of the secondary access is located on Parkside Road. It is unpermitted at this time and must be discontinued, unless otherwise approved and permitted by Morrow County Public Works. Planning staff recommends the applicant obtain all necessary public works permits. This is included as a condition of approval below.

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. The commercial vehicles operate approximately half of the year. During the remaining months of the year, these trucks sit dormant on the subject parcel. This analysis does not trigger the need for a TIA 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 landowner 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 southern corner 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 anticipated to be 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 vehicles 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:** February 5, 2025  
Heppner Gazette-Times

February 5, 2025  
East Oregonian

**IV. AGENCIES NOTIFIED:** Brandon Hammond and Carla McLane, City of Boardman; Glen McIntire, Building Official; Eric Imes, Morrow County Public Works; Bev Bridgewater, West Extension Irrigation District, Mike Hughes and Marty Broadbent, Boardman Fire District.

**V. PROPERTY OWNERS NOTIFIED:** February 5, 2025

**VI. HEARING DATE:** February 25, 2025  
Morrow County Government Building  
Irrigon, Oregon

**VII. PLANNING COMMISSION:**

Option #1: The Planning Commission may deny CUP-N-378-24.

Option #2: The Planning Commission may approve CUP-N-378-24 subject to the following CONDITIONS OF APPROVAL:

1. The applicant shall maintain the home occupation as presented in the application. Three ten-wheeler commercial trucks and two commercial units are permitted with this home occupation permit. If complaints are received or 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.
2. All commercial activity shall occur within the hours of 6:00 AM – 6:00 PM. All commercial activity should be limited to 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 or operation is permitted in conjunction with the home occupation permit.
5. This permit is valid for one year, with annual review and an opportunity to renew the permit for up to two additional years. This permit is not valid if the ownership of either lot changes, at which time the landowner will need to apply for a new conditional use permit. This permit is not valid if 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. The applicant shall discontinue use of the unpermitted secondary access to the site or obtain all necessary public access permits to allow secondary access.

MORROW COUNTY PLANNING COMMISSION

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Stacie Ekstrom, Chair

Date

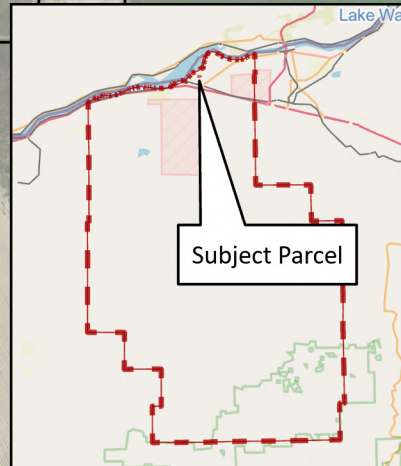
Attachments:

- A. Vicinity Map
- B. Application with Attachments

ASSESSOR'S MAP/TAX	OWNER 1	OWNER 2	MAIL ADDRESS	CITY	STATE	ZIPCODE
04N25E20A001100	SALAS BIRRUETA, BULMARO ET AL		356 NE BOARDMAN AVE	BOARDMAN	OR	97818
04N25E20A005901	BONHAM, ROBERT		78472 PARKSIDE DR	BOARDMAN	OR	97818
04N25E20A006200	BONHAM, RALPH E & OLIVE MARIE		78472 PARKSIDE RD	BOARDMAN	OR	97818
04N25E20A001000	WEST GLEN	BONHAM, RALPH & OLIVE (C)	78472 PARKSIDE RD	BOARDMAN	OR	97818
04N25E20A005700	CALVILLO, REYES		PO BOX 1364	BOARDMAN	OR	97818
04N25E20A005800	MENDOZA, VICTOR CALVILLO		PO BOX 1397	BOARDMAN	OR	97818
04N25E20A002800	WEST GLEN	PACHECO, SALVADOR (C)	PO BOX 405	BOARDMAN	OR	97818
04N25E20A002900	MENDOZA, VERONICA SANCHEZ ET AL		PO BOX 521	BOARDMAN	OR	97818
04N25E20A006100	GONZALEZ, ROBERTO & GUADALUPE		PO BOX 534	BOARDMAN	OR	97818
04N25E20A001900	CERVANTES, JUAN MARTINEZ		PO BOX 742	BOARDMAN	OR	97818
04N25E20A003100	OLGUIN, JAVIER MARTINEZ		PO BOX 787	BOARDMAN	OR	97818
04N25E20A003000	WEST GLEN	MARTINEZ, BRIGIDO (DEED)	PO BOX 787	BOARDMAN	OR	97818
04N25E20A006000	CALVILLO CANO, RAFAEL		PO BOX 823	BOARDMAN	OR	97818
04N25E20A001800	BARAJAS, MARIA DE LA LUZ ETAL		PO BOX 913	BOARDMAN	OR	97818

**CUP-N-378-24 | Victor Calvillo | SR** 250ft. notice.  
 4N25E20A TL5800  
 S:\Planning\CUP\North\2024

# Boardman



**CUP-N-378-24**  
 Victor Calvillo  
 4N25E20A TL5800

- City Limits
- UGB
- Morrow County Boundary
- Taxlots
- Subject Parcel

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

Cartography By: Stephen Wrecsics  
 Thursday, January 2, 2025  
 Morrow County Planning Department





LAND USE APPLICATION  
CONDITIONAL USE REQUEST

RECEIVED  
SEP 23 2024  
BY: NK

PAID  
ck 2043 600.44

FILE NUMBER CUP-N-378-24

Date Received \_\_\_\_\_

Date Deemed Complete 1.8.2025

Applicable Zoning Ordinance Criteria: \_\_\_\_\_

**Applicant:**

Name(s) Victor Calvillo & Amalia Potts

Address 70126 Ridgcrest Dr.

Boardman OR 97818

Phone 509) 302-1632 E-mail address torresmelgoza2002@gmail.com  
541-571-9266

**Legal Owner:** (if different from applicant)

Name(s) Victor Calvillo

Address 70126 Ridgcrest Dr.

Boardman OR 97818

**Proposed Conditional Use:**

Description of Request and the Proposed Use:

x 3 10-wheeler + x2 Semi Trailers, 2 trucks 2 trailers  
operate seasonally sept. & oct, and February -  
April, July.

My goal is 3-5 years operations.

**Existing Property Description:**

Township 4N Range 25E Section 20A Tax Lot(s) 5800

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 70126 Ridgcrest Ln Boardman OR 97818

General Location Central west Glen

Public Road Access Parkside Rd. / Ridgecrest  
 Improvement Type and Condition of Road Not maintained  
 Fire Protection District or Method BFD  
 Solid Waste Disposal Method Sanitation Disposal  
 Existing Use of the Property Residence + trucking

**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 Existing well
3. Existing and proposed sewage disposal method Sanitary Disposal
4. Utilities and other public services provided UEC
5. Signs and/or lighting required No signs
6. Parking/loading and fencing required N/A
7. Drainage, is the land or any portion of it subject to flooding? NO
8. What, if any, change will there be in traffic use of the existing access? NO change
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. Trucking Business
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. No change

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: Victor Calvillo (Applicant)      Amelia Potter (Applicant)  
Victor Calvillo (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: 09-23 - 2024 Fee: \$600<sup>00</sup>

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

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. *YES*

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. *no alterations*

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. *no additional lights*

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. *no additional mechanics/ truck maintenance*

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. *trucks and trailers empty*

6. Retail sales shall be limited or accessory to a service. *no Retail's*
7. Be operated by a resident or employee of a resident of the property on which the business is located. *yes* ~~2~~ *2*
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. *yes*
9. Employ on the site no more than five full-time or part-time persons. *Only 2 or 3 employees*
10. Not unreasonably interfere with other uses permitted in the zone in which the property is located. *NO*
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: *N/A*
  - 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 *N/A*
  - b. The meals may be served at the bed and breakfast facility or at the winery. *N/A*

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

1- yes.

2- No alterations

3. No additional lights.

4- no additional mechanic, truck, maintce.

5. Trailers + Trucks. empty.

6- No Retail.

7. yes

8- yes

9- only 2 employees -

10- NO

11 - N/A

a N/A

b N/A

c

Parkside Dr

Door

TRUCKS  
Drive way

TRUCK  
TRUCK  
Ten White  
TRUCK

Chicken Ho.

Shed

big TRUCKS  
and TRAILERS

Existing well

Ridgecrest Dr.

70126 Ridgecrest Dr.

5800 Lot.

Drive way

Residence of  
Valverde

Home  
septic

Driver way  
all DOORS WAS  
there!

Hilltop Dr.

February 11, 2025

TO WHOM IT MAY CONSERN;

HAS I SAID BE FOR WE DO NOT NEED ANY MORE 10 WHEELERS OR SEMI`S OUT HERE IN WEST GLENN ESATES RESADTIONAL AREA.

WE HAVE FAR TO MANY HAS IT IS AFTER ALL THIS IS A RESADTIONAL AREA NOT A PLACE TO STARTE A TRUCKING OPPERATION.

WE WOULD LIKE TO SEE THEM ALL GONE. THIS IS NO PLACE TO STARTE A BUSINESS AS STATED.

MY WIFE AN I HAVE LIVED OUT HERE FOR MORE THEN 40 YRS WE HAVE SEEN CHANGES OUT HERE SOME GOOD AN SOOM BAD AN THIS TRUCKS ARE BAD. ALL THEY DO IS TEAR UP OUR ROADS.

THANK YOU FOR READING,

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**PRELIMINARY FINDINGS OF FACT  
CONDITIONAL USE REQUEST  
CUP-N-385-25**

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

---

**APPLICANT/OWNER:** Eudoro Cardenas Herrera  
195 NE Oregon Avenue  
Irrigon, OR 97844

**PROPERTY DESCRIPTION:** Tax Lot 403 of Assessor's Map 5N 26E 22D 01

**PROPERTY LOCATION:** ± 1.55 miles north of Highway 730, outside the Irrigon Urban Growth Boundary (UGB) on West Eighth Road.

- I. BACKGROUND INFORMATION:** The subject site is 3.57 acres and is located within the Rural Residential (RR) zone, approximately 1.5 miles west of the Irrigon Urban Growth Boundary (UGB). This Conditional Use Permit application requests a Home Occupation Permit to allow the applicant to operate and park three commercial units 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 under code enforcement action for utilizing residential property within Morrow County 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 outside the Irrigon UGB, there are no direct concerns with the use being compatible with city zoning designations. Access to the site is on West Eighth Road, a County owned and maintained road.

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." The applicant is proposing to have three commercial units 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 and residential zones throughout the county. Staff understand that this effort puts property owners such as the Cardenas's in a difficult situation, as they have been operating their business on their residential property for a while for agricultural purposes. Staff are neither recommending the approval or denial of this CUP.

- III. **COMPLIANCE WITH MORROW COUNTY ZONING ORDINANCE SECTIONS 3.040, 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 3.040 RURAL RESIDENTIAL ZONE, RR**

The RR Zone recognizes the existence of smaller lots outside of urban growth boundaries and allows the continuation of single family dwellings on small lots in areas where this development has been established. In an RR Zone, the following regulations shall apply:

- B. **Conditional Uses Permitted.** In an RR 1 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 subject to the limitations set forth in Article 6 of the this ordinance**

**Finding:** The applicant proposes parking the three commercial trucking units on the northwest 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 Cardenas's have operated commercial trucks on the subject property for several years and the county with no specific concerns directly related to their existing operation. Nonetheless, the county has received general complaints related to the operation of commercial trucks in residential neighborhoods. The proposed home occupation has the potential to generate some noise, traffic, and impacts to County maintained roads. 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 6-7 AM 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. No major mechanical operations on commercial vehicles are to be conducted on the property.

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 the 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 the 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 West Eighth Road. This road is a dedicated public roadway maintained by the County.

**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, approximately six months out of the year. During the remaining months of the year, these 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. 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 landowner to provide appropriate access for emergency vehicles at the time of development.**

**Finding:** Preliminary Findings of Fact have been provided to Irrigon 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 a residential area off West Eighth Road north of Washington Lane. As identified on the site plan, the trucks will be parked on the eastern perimeter, adjacent to tax lot 1100 to minimize visibility from the roadway. Staff do not recommend additional conditions of approval related to the parking area 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 Irrigon for their review and comment.

### **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 and does not include the approval of any new structures or modifications to existing structures. The applicant 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 three commercial units on the subject site. Staff recognize 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 use is discontinued.

- 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:** February 5, 2025  
Heppner Gazette-Times
- February 5, 2025  
East Oregonian
- IV. **AGENCIES NOTIFIED:** Aaron Palmquist, City of Irrigon; Glen McIntire, Building Official; Eric Imes, Morrow County Public Works; Bev Bridgewater, West Extension Irrigation District, Tom Roberts, Irrigon Fire District, Landon Jones, Umatilla Electric CO.
- V. **PROPERTY OWNERS NOTIFIED:** February 5, 2025
- VI. **HEARING DATE:** February 25, 2025  
Morrow County Government Building  
Irrigon, Oregon
- VII. **PLANNING COMMISSION:**
- Option #1: The Planning Commission may deny CUP-N-385-25.
- Option #2: The Planning Commission may approve CUP-N-385-25 subject to the following **CONDITIONS OF APPROVAL:**
1. The applicant shall maintain the home occupation as presented in the application. Only three commercial trucking units are permitted with this home occupation permit. If complaints are received or 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.
  2. All commercial activity shall occur within the hours of 6:00 AM – 6:00 PM. All commercial activity should be limited to 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 or operation is permitted in conjunction with the home occupation permit.
  5. This permit is valid for one year, with annual review and an opportunity to renew the permit for up to two additional years. This permit is not valid if the ownership of either lot changes, at which time the landowner will need to apply for a new conditional use permit.



6. Any proposed signage will need to meet the requirements of the Morrow County Zoning Ordinance and receive Zoning Permit Approval.
7. This permit does not include the approval of any new structures or modifications to existing structures.

MORROW COUNTY PLANNING COMMISSION

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Stacie Ekstrom, Chair

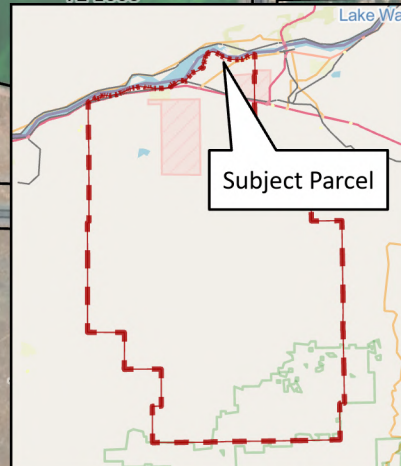
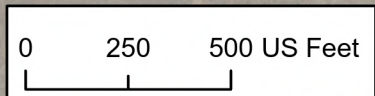
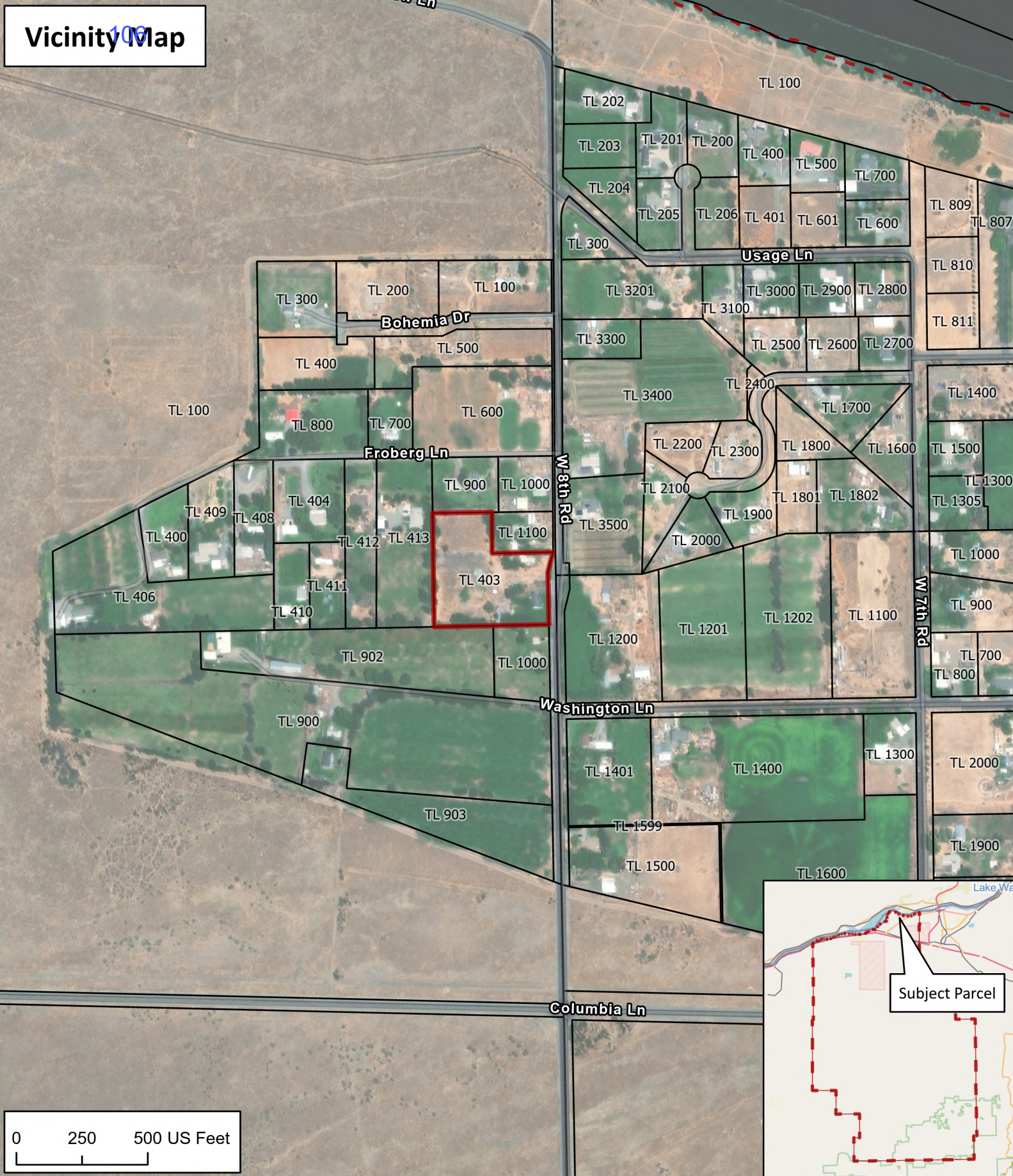
Date

Attachments:

- A. Vicinity Map
- B. Application with Attachments

# Vicinity Map

100



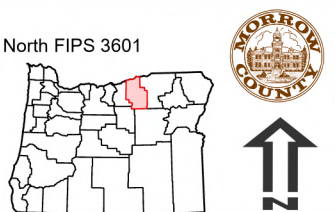
## CUP-N-385-25

Eudoro Carderas Herrera  
4N26E22D01 TL403

- Morrow County Boundary
- Taxlots
- Subject Parcel

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

Cartography By: Stephen Wrecsics  
Friday, January 17, 2025  
Morrow County Planning Department



ASSESSOR'S MAP/TAX	OWNER 1	OWNER 2	MAIL ADDRESS	CITY	STATE	ZIPCODE
05N26E220000403	CARDENAS, EUDORO		195 NE OREGON AVE	IRRIGON	OR	97844
05N26E220000413	AMBRIZ, J AMPARO & AMBRIZ, ROSALVA		74510 FROBERG LN	IRRIGON	OR	97844
05N26E22AD000900	BERG, PER HENRY & BERG, IONA K		74546 FROBERG LN	IRRIGON	OR	97844
05N26E23C001200	GREER, LENN		74557 WASHINGTON LN	IRRIGON	OR	97844
05N26E2200000902	VANDECAR, ROBERT L, III ETAL		81570 W EIGHTH RD	IRRIGON	OR	97844
05N26E2200009000	VANDECAR, ROBERT L, III ETAL		81570 W EIGHTH RD	IRRIGON	OR	97844
05N26E2200010000	VANDECAR, ROBERT & ELAINE	ADAMS, GORDON LEE ETAL (C)	81574 W 8TH RD	IRRIGON	OR	97844
05N26E22AD01100	DIAMOND, DOUGLAS J ET AL		81622 W EIGHTH RD	IRRIGON	OR	97844
05N26E23B003500	MEAKINS, ERIC R & MEAKINS, RENATE L		81631 W EIGHTH RD	IRRIGON	OR	97844
05N26E22AD010000	REID, RAYMOND E & DEENA L		81648 W EIGHTH RD	IRRIGON	OR	97844
05N26E22AD000600	LATHROM, WAYMON		81678 W EIGHTH RD	IRRIGON	OR	97844
05N26E22AD000700	SVATONISKY, LEORA J & BEN ALAN		PO BOX 250	IRRIGON	OR	97844
05N26E220000412	WISE, JEFF		PO BOX 710	IRRIGON	OR	97844

**CUP-N-385-25** | Dudoro Carderas Herrera | RR 250ft. notice.  
 5N26E22D01 TL403  
 S:\Planning\CUP\North\2025



LAND USE APPLICATION  
CONDITIONAL USE REQUEST

FILE NUMBER CUP-N-385-25

Date Received 1/16/2025

Date Deemed Complete 1/22/2025

Applicable Zoning Ordinance Criteria: \_\_\_\_\_

**Applicant:**

Name(s) Day 2 Night Transporters LLC

Address 81610 W Eighth RD  
Irrigon OR 97844

Phone 541-314-7018 E-mail address JordCardenas199394@gmail.com

**Legal Owner:** (if different from applicant)

Name(s) Eudoro Cardenas Herrera

Address 195 NE Oregon Ave  
Irrigon OR 97844

**Proposed Conditional Use:**

Description of Request and the Proposed Use:

Parking of Commercial Vehicles  
3 trucks and 3 trailers  
6 months out of year

**Existing Property Description:**

Township 5N Range 26E Section 22 Tax Lot(s) 5N 26E 22DOTL 403

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

Located within an UGB? NO If yes, which city? \_\_\_\_\_

Physical Address 81610 W Eighth RD Irrigon OR 97844

General Location west eight south of Washington Ave.

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.
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.

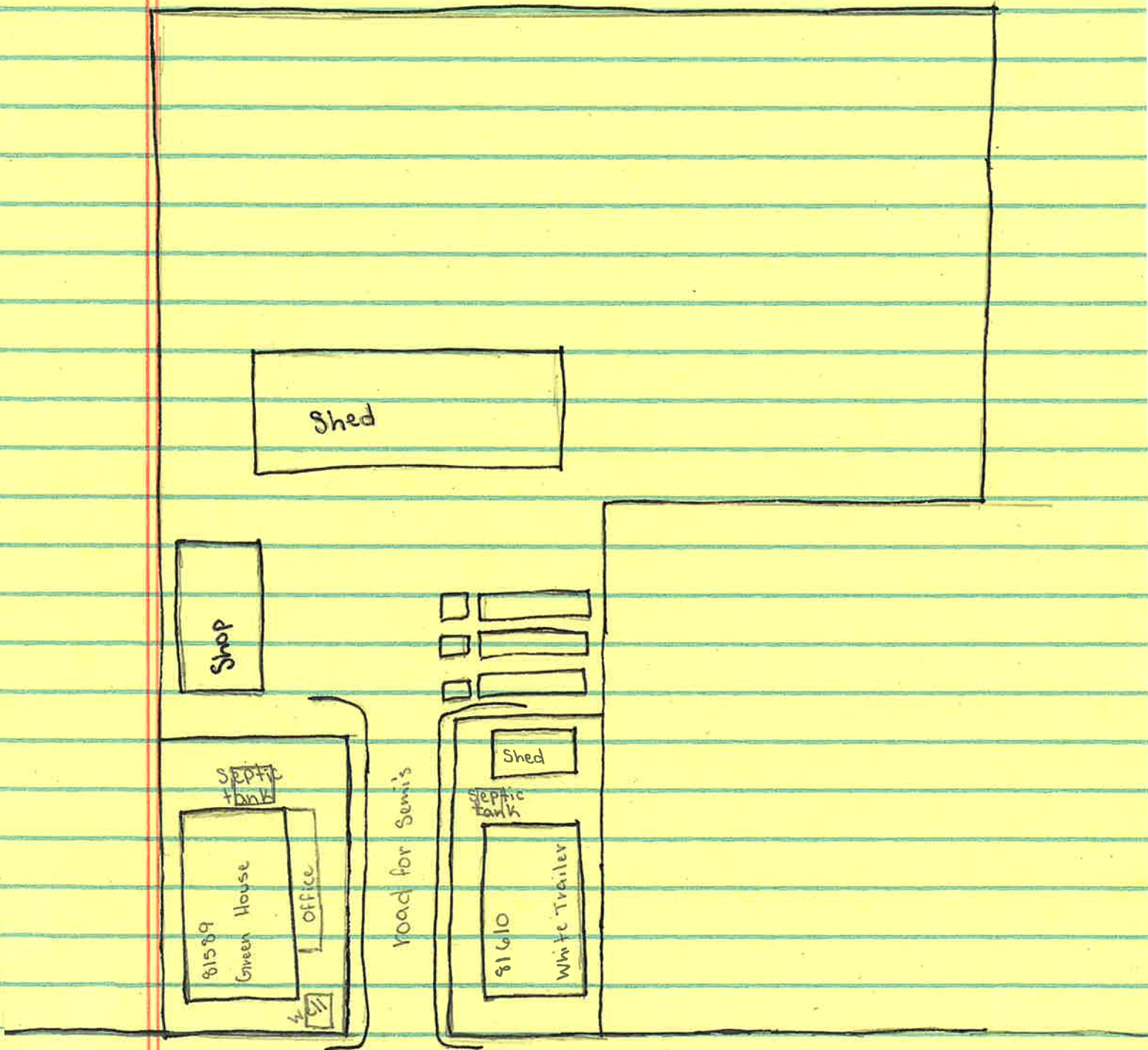
I. Mining, or other extraction activity: The following uses shall be permitted subject to the review

1. I understand that the property's main use is as a residence and business second.
2. I know no structural alterations should be allowed unless required and then having to be approved by law.
3. I understand I'm allowed to have one non-illuminated sign that does not exceed 200 square inches.
4. I understand no materials or mechanical equipment shall be used which will be detrimental to the residential use.
5. I know no materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to cause disturbance or inconvenience nearby residents.
6. I understand retail sales shall be limited or accessory to a service.
7. I understand it will be operated by a resident or employee of a resident of the property on which the business is located.
8. I understand the permit allowing a home occupation shall be reviewed every 12 months.
9. I understand that no more than five full-time or part-time persons.
10. I understand to not unreasonably interfere with other uses permitted in the zone in which the property is located.

1. The plan of the property is drawn on a separate yellow piece of paper.
2. The property has a well and I have water rights for irrigation if needed.
3. The property has a septic tank.
4. Both houses have their sanitary disposal cans.
5. Won't be needing unless required.
6. Won't be needing parking or fencing.
7. The land won't be needing drainage.
8. There should be no traffic change.
9. There won't be more than 400 automobile trips per day.
10. No new access will be required.
11. All surrounding neighbors live further apart so they won't be disturbed by noise. While the space that is being used is private property so it won't inconvenience neighbors.
12. No plans on removing trees and all wild life has access to the land.

Note: 81589 will have an office but it's separated from the house they do not have access to go inside the house from the office.





West Eight RD

February 10, 2025

## **We do not support Conditional Use permit CUP-N-385-25**

### **Morrow County Planning Department**

There is already a trucking business of some sort on the corner of Columbia and West Seventh Road. When the trucks are parked along side of Columbia they create a safety hazard for all traveling in that area. The trucks block on coming traffic when trying to go east to town off of seventh. The only thing is there are not very many close neighbors.

West Eighth Road is not designed for constant truck traffic. In fact, over the years, the county has recommended that trucks should use alternate routes. The road is not wide enough for trucks to enter or exit into that location without impacting local traffic.

Having another trucking outfit further down eighth will cause even more noise, traffic and safety hazards for the neighbors living around it. It is even more populated and the neighbors a lot closer in proximatey. We have families and children that walk and bike around the neighborhood. It would be less safe for the neighborhood. Trucking companies do not keep regular hours and will be coming and going at all hours of the night. Mechanics at those sites go on at all hours also. We feel it will harm the livability of our neighborhood.

There is another business with trucks and equipment on Froberg lane off of Eighth street that has been there for 30 years or more. While we like our neighbors very much, over the years there has been constant noise from trucks, generators and what have you acrosss the pasture from us. This new trucking company would be just around the corner from this one. We feel because of noise, safety, and increased traffic this business should not be allowed in a residential neighborhood.

Thank you for your consideration,

Robert and Elaine Vandecar  
81570 W. Eighth Road  
Irrigon, Or 97844  
541-571-0633

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To: Morrow County Board of Commissioners  
 From: Tamra Mabbott, Planning Director  
 CC: Planning Commission  
 BOC Date: February 19, 2025  
 RE: Monthly Planning Update




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### **Mission Statement**

*Morrow County Planning Department provides guidance and support to citizens for short-term and long-range planning in land use, to sustain and improve the county's lands for future generations. Our goal is to foster development where people can live, work & play.*

### **Planning Commission Update**

The Planning Commission held a meeting on January 28, 2025 in Heppner. The Planning Commission approved a Variance application, and two Conditional Use Permits to allow for the temporary operation of a commercial trucking business. The commission continued a land partition application to the February 25<sup>th</sup> meeting in Irrigon. Planning Commission packets are available on the county website: <https://www.co.morrow.or.us/meetings>.

### **Permitting Update**

The attached graph and tables illustrate the growth in permit volume over a 10-year period. In 2024, the Planning Department processed almost 50% more permits than the previous year. During this same period, the Department experienced a 50% turnover in staffing. The 2024 permit volumes more than doubled in the 10-year period beginning 2015. This data does not include long-range projects or code enforcement activity.

### **Staff Update**

Department welcomed Jim Bagley, Principal Planner, who comes to the county with five years' experience as a Senior Planner in Idaho and a year as a Senior Planner in Moses Lake, Washington.

### **Energy Projects**

The Wheatridge Wind Energy project is under construction. The project was reviewed and approved by the state Energy Facility Siting Council (EFSC). Planning Department, Public Works, and Weed Department continue to receive comments from landowners and others



about the impact of the construction. The EFSC has the lead responsibility for compliance with the EFSC permit. More information about the state permitting process and state permit compliance with EFSC Site Certificates can be found here

<https://www.oregon.gov/energy/facilities-safety/facilities/Documents/Fact-Sheets/EFSC-Public-Guide.pdf>

Staff continue to review and meet with existing and proposed new developers on a variety of new energy and energy-related applications and amendments to approved projects. For example, the county expects to see the first stand-alone battery storage facility. Energy projects in Morrow County can be found here: <https://www.co.morrow.or.us/planning/page/renewable-energy-1>

Staff joined Oregon Department of Energy and Nextera staff at the Wheatridge laydown and administration location for a site visit.

### **Morrow County Heritage Trail Update**

Staff partnered with J-U-B Engineering to launch a website and online survey on January 29th, targeted primarily at Boardman and Irrigon residents to determine current usage and desired future improvements and amenities to the Columbia River Heritage Trail. A public open house is scheduled for February 12<sup>th</sup> from 5:30-8:00 PM at the SAGE Event Center in Boardman to promote survey participation and answer questions.

In preparation for the survey and open house, staff kicked off a significant outreach effort. Print and online materials were prepared in both English and Spanish. In total, 2,796 postcards were USPS direct-mailed to every household in Boardman and Irrigon, 1,920 flyers were hand-delivered to every K-12 student in Boardman and Irrigon schools, and ~20 flyers were posted at businesses and organizations across Boardman, Irrigon, and Heppner. Additionally, online information was posted to the Morrow County Facebook page and emailed to ~50 local stakeholders and agencies.

The survey is available online until May 1, 2025, and more information can be found on the following websites:



English: <https://arcg.is/1yOqW05>

Spanish: <https://arcg.is/14HDbq3>

Anyone interested in being involved in the trail plan update please contact Clint Shoemaker, Planning Technician.

### **GIS Mapping and Drone**

Stephen Wrecsics, GIS Analyst, is assisting the Town of Lexington with mapping support for an infrastructure project within city limits. The town does not have in-house GIS capabilities, so the department is providing spatial data, base maps, and analysis to support planning and decision-making.



If you have any questions or would like to see any of the department's technology, stop by the Planning Department on Tuesday-Friday from 8am to 5pm or give Stephen a call on (541) 922.4624 to schedule a time.

### **CODE COMPLIANCE**

Kaitlin Kennedy, the Compliance Planner was able to participate in a site visit at the Wheatridge Wind Energy Project East off Meyers Rd and observe compliance staff from Oregon Department of Energy meet with Nextera and visit a few areas of the project. Currently, code enforcement has

opened nine new violations, closed two citations, and will be presenting two trucking CUPs at February's planning commission meeting.

## **WATER AND PLANNING ACTIVITIES**

### **Water Advisory Committee**

Staff are preparing to implement measures recommended in Resolution No. R-2024-31 adopted by the Board of Commissioners in December. The Resolution supports four initiatives:

Initiative 1: Update the comprehensive plan Goals 5 and 6;

Initiative 2: Develop a Morrow County Drinking Water Program; This measure is underway with the Public Health Department.

Initiative 3: Support Regional Water Planning; and

Initiative 4: Partner in a Clean Water Consortium. This measure has begun with leadership of Chair David Sykes.

### **LUBGWMA**

LUBGWMA Committee met on Friday, January 17<sup>th</sup> at the Irrigon Library, the first meeting in months. LUBGWMA is expected to hear a report by state agencies on how they are implementing the "Oregon Nitrate Reduction Plan."

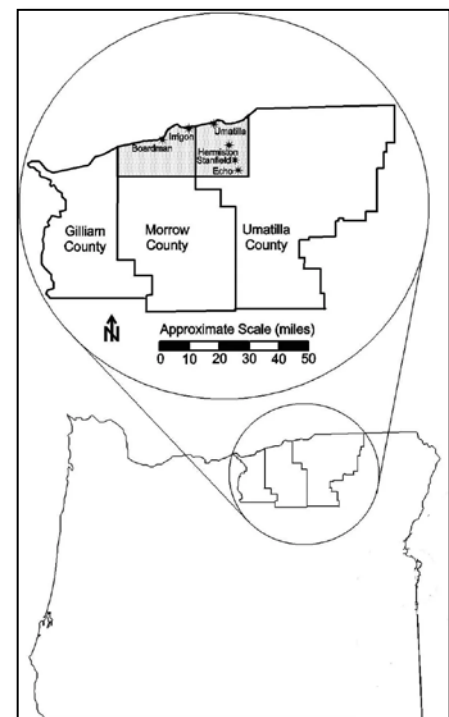
<https://www.oregon.gov/deq/wq/Documents/GWP-OregonNitrateReductionPlan-2024.pdf>

Oregon DEQ welcomes public comments on the Nitrate Reduction Plan. Here is a link to submit comments on the plan:

[Feedback Form: Oregon Nitrate Reduction Plan for LUBGWMA.](#)

Planning staff continue to participate in the development of a new story map that will include information about the multiple aspects of nitrates, from public health implications, sources of contamination, land use-related matters, geology, and more. Stephen Wresics has been instrumental in designing digital documents. When complete, the web address will be shared.

The interagency goal is to have a comprehensive, single source to document answer most questions about nitrates in the Lower Umatilla Basin.



### **EPA Grant - Morrow Umatilla County Drinking Water-ROADMAP**

The Steering Committee for the Umatilla Morrow County **Drinking Water ROADMAP** will meet on February 13<sup>th</sup> in Irrigon. GSI and HDR have met with each of the cities within the LUBGWMA area and the meeting will focus on opportunities and capacities for cities to provide water to rural residences. Implementation of the Outreach and Communication Plan will also be on the agenda. Planning Department mailed a letter to the dozen residents who participated in the Fall well testing event by the GSI team. Anyone interested in participating in the well research please contact Tamra Mabbott.

Staff from Umatilla and Morrow County and GSI Water Solutions, Inc. will be presenting at the March 7-8 Farm City Ag and Home Expo, an event that is focused on informing rural landowners and farmers about the latest science, technology and best practices.

The Clean Drinking Water Consortium held its inaugural meeting on February 4<sup>th</sup> at the Port of Morrow. There was a good turnout of individuals and organizations interested in raising funds for projects that will help fund permanent clean drinking water. Planning Director Mabbott is a member of the consortium, along with County Chair David Sykes, Lisa Mittelsdorf, Port of Morrow General Manager and Kelly Doherty, Port Commissioner. The consortium will meet again on Friday, February 14<sup>th</sup> to consider the submission of a request for Congressional Direct Spending (CDS). The initial meeting was focused on organizational structure; the next steps for the consortium will be discussed at upcoming meetings.

#### **Additional Public Engagement for West Glen Area**

The Rural Engagement and Vitality Center (REV), a nonprofit organization affiliated with Eastern Oregon University (EOU) is beginning their outreach work in the West Glen area, specifically to listen and dialogue with residents whose wells tested high in nitrates. Staff of REV and EOU faculty will be in the neighborhood soon.

#### **Transportation Planning**

The planning staff is involved with the development of the Interstate 84 - Exit 159 Tower Road Interchange Area Management Plan (IAMP) and the Transportation Growth Management (TGM) Grant to update the Morrow County Transportation System Plan. The first technical advisory committee (TAC) meeting for the Tower Road/I-84 IAMP will be held on January 21, 2025 in Boardman. At present, the planning staff and Kittleson & Associates are working on developing a website for the planning project that will include updates, technical memos, and a place for public comment. Planning, Public Works, ODOT and Kittelson have collaborated on three technical memos which will be shared during the January 21<sup>st</sup> TAC meeting. The website should be up and available for public viewing within the next thirty to forty-five days. Planning Staff and ODOT staff continue to refine the scope of work for the Morrow County TSP Update which will also include a small transportation planning project for the Town of Lexington

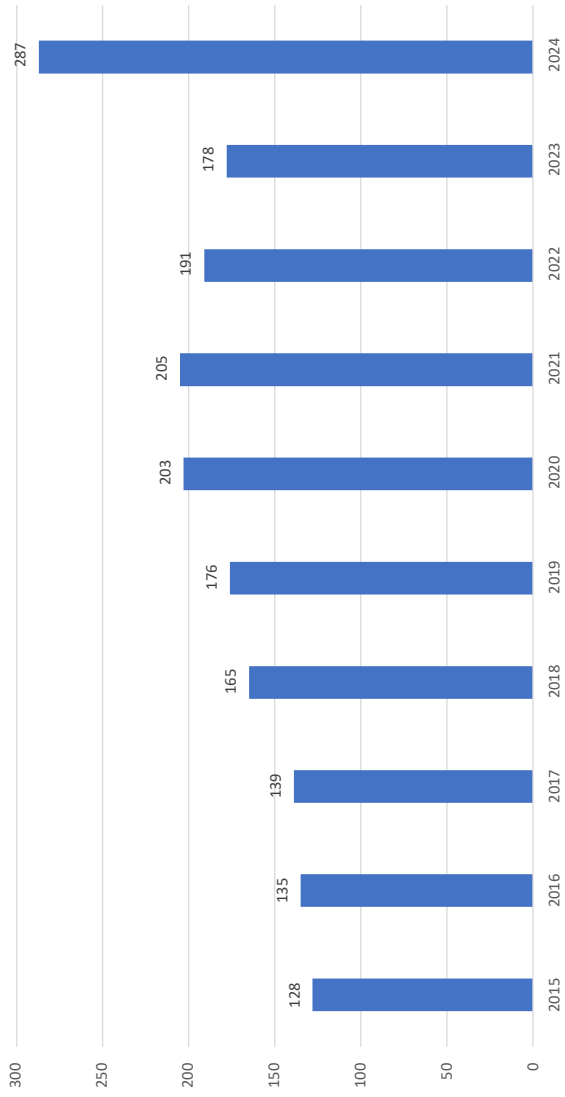
Anyone interested in participating in the study or serving on a transportation planning advisory committee please contact Tamra Mabbott or Kaitlin Kennedy in the Planning Department.

The Morrow County Transportation System Plan and other transportation planning documents are on the Planning Department webpage here:

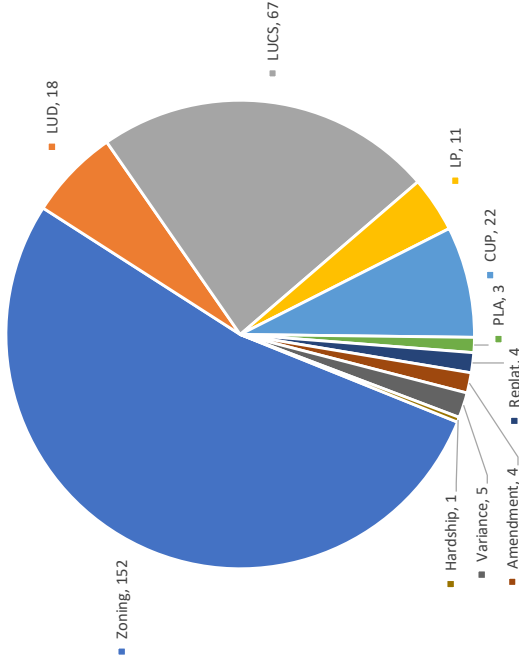
<https://www.co.morrow.or.us/planning/page/transportation-system-plan-0>



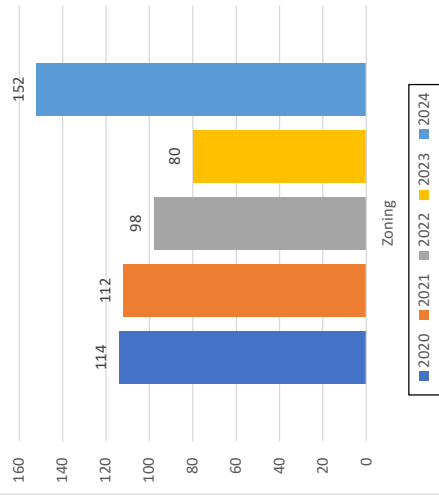
Total Applications Submitted by Year, Last 10 Years (2015-2024)



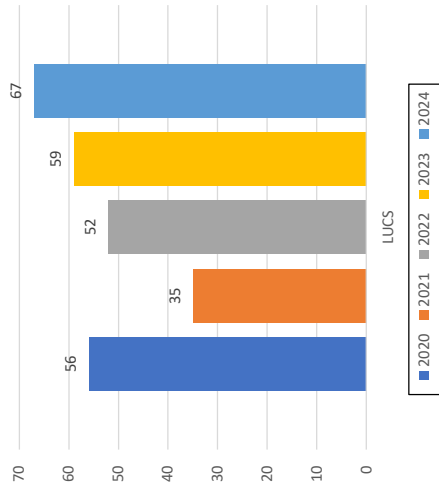
2024 Applications Submitted by Type  
Total = 287



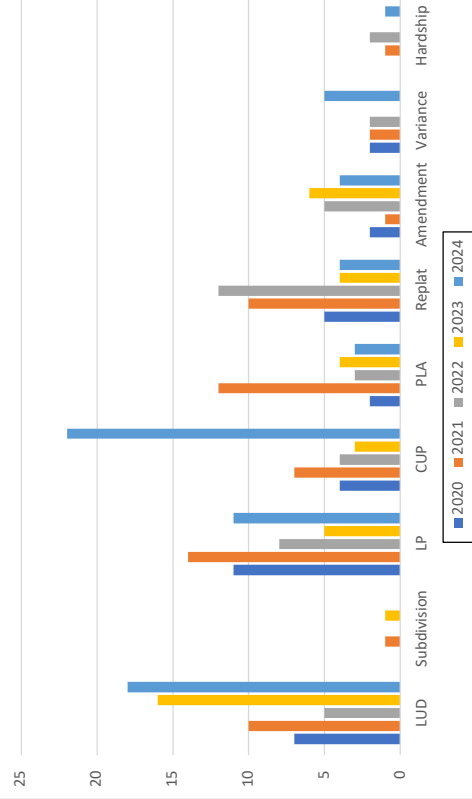
Zoning Permits Submitted Per Year, 2020-2024



LUCS Submitted Per Year, 2020-2024



Other Applications Submitted Per Year, 2020-2024



# COLUMBIA RIVER HERITAGE TRAIL

*Public Open House Events  
Jornada de puertas abiertas*



## ATTENTION TRAIL USERS!

Morrow County is in the process of updating the Columbia River Heritage Trail (CRHT) Concept Plan. Your feedback will be used to decide which trail improvements and amenities are implemented over the next 5-20 years. *Atención a Todos los Usuarios de Senderos El condado de Morrow está actualizando el plan conceptual del Columbia River Heritage Trail (CRHT). Su comentarios se utilizará para decidir qué mejoras y servicios se llevarán a cabo en los próximos 5-20 años.*

**LEARN MORE** The public is invited to attend two separate open house events. The first open house in February 12th, 2025 will be a listening session where staff will be present to provide information and answer questions. At the second open house, staff will present the first draft of the plan and ask for feedback from members of the public. *MÁS INFORMACIÓN Se invita al público a asistir a dos jornadas de puertas abiertas. La primera, el 12 de febrero de 2025, será una sesión de escucha en la que el personal estará presente para proporcionar información y responder a preguntas. En la segunda jornada de puertas abiertas, el personal presentará el proyecto de plan de acción y solicitará la opinión del público.*

### WHAT:

Open House #1

Open House #2

### WHEN:

February 12, 2025  
5:30pm–8:00pm

TBD

### WHERE:

SAGE Center  
101 N. Olson Rd. NE  
Boardman, OR 97818



*QUE: Jornada de puertas abiertas #1  
Jornada de puertas abiertas #2*

*CUANDO: Febrero 12 2025, 5:30-8 pm  
Pendiente de determinar*

*DONDE: SAGE Center 101 N.  
Olson Rd. NE Boardman, OR 97818*



[storymaps.arcgis.com/CRHT](https://storymaps.arcgis.com/CRHT)

## TELL US WHAT YOU THINK!

Scan the QR code or visit the project website to let us know what you'd like to see in the updated Trail Concept Plan. The survey will be open from January 21st through May 1st, 2025. *ENVÍE SUS COMENTARIOS escanee el código QR o visite el sitio web del proyecto y comparta sus comentarios sobre lo que le gustaría ver en el Plan Conceptual de senderos. La encuesta estará abierta del 21 de enero al 1 de Mayo de 2025*

**FOR ANY QUESTIONS OR CONCERNS, CONTACT: TAMRA MABBOTT**  
Morrow County Planning Director | [tmabbott@morrowcountyor.gov](mailto:tmabbott@morrowcountyor.gov) | 541-922-4624

*Para cualquier pregunta o duda, diríjase a: Tamra Mabbott | Director de Planificación del Condado de Morrow*