



# PLANNING DEPARTMENT

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

## AGENDA

**Morrow County Planning Commission**  
**Tuesday, June 28, 2022 7:00 pm**  
**Bartholomew Building**  
**Heppner, OR**

**[For Electronic Participation See Meeting Information on Page 2 - 3](#)**

### Members of Commission

Jeff Wenholz, Chair  
Stacie Ekstrom  
Mary Killion

Greg Sweek, Vice Chair  
Wayne Seitz  
Rod Taylor

Stanley Anderson  
Karl Smith  
Brian Thompson

### Members of Staff

Tamra Mabbott, Planning Director  
Stephen Wrecsics, GIS Planning Tech  
Katie Keely, Compliance Planner

Stephanie Case, Planner II  
Justin Nelson, County Counsel  
George Nairns, Office Manager

### 1. Call to Order

### 2. Roll Call

Pledge of Allegiance: "I pledge allegiance to the flag of the United States of America and to the republic for which it stands: one nation under God, indivisible with liberty and justice for all."

### 3. Minutes: March 29, 2022 and April 26, 2022

### 4. PUBLIC HEARING to begin at 7:00 pm (COMMISSION ACTION REQUIRED):

**Hardship Variance HV-S-045-22: Douglas & Tracey Johnson applicant and owner.** The property is described as Tax Lot 6300 of Assessor's Map 1S 25E 36 and is located on the SE intersection of Blackhorse Canyon & Piper Canyon Rd, Heppner. The property is zoned Exclusive Farm Use and is outside the Heppner Urban Growth Boundary (UGB). Request is to approve a temporary hardship dwelling to allow care for an infirm person. Criteria for approval include MCZO Article 7 Section 7.300 Special Uses.

**Port of Morrow Interchange Area Management Plan (IAMP) Update:** AP-137-22 Comprehensive Plan Amendment will update the 2012 IAMP Chapter 7 primarily to allow a roundabout north of

Interstate 84 and also to include a multi-use path on both sides of the Interstate. Applicable Standards include MCZO Section 8.040 Amendments and Statewide Planning Goals 1 Citizen Involvement and Goal 12 Transportation.

**Land Partition LP-N-510-22 and Replat R-N-077-22: Amazon Data Services, Inc., Applicant and Owner.** The property is described as tax lot 1701 of Assessor's Map 4N 25E. The property is zoned General Industrial (MG) and located on the west side of Bombing Range Road, one mile south of the Highway 730 and Interstate 84 Interchange. The request is to reconfigure Parcel 1 of Partition Plat 2021-25, creating two new parcels. Criteria for approval includes the Morrow County Zoning Ordinance (MCZO) Section 3.070 General Industrial Zone and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

**Request to Amend Zoning Permit Z-2956-22: Amazon Data Services, Inc., Applicant and Owner.** Request is to modify conditions previously approved by Planning Commission on March 29, 2022. Application is for a master plan for data center campus, security building and water treatment building. Property is tax lot 1701 of Assessor's Map 4N 25E 24. Also known as Parcel 1 of Partition Plat 2021-25, located on the west side of Bombing Range Road, one-mile south of the Highway 730 and Interstate 84 Interchange. Zoning is General Industrial (MG). Criteria for approval include Morrow County Zoning Ordinance (MCZO) Section 1.050, 3.070 A-E and Article 4 Supplementary Provisions.

**5. OTHER BUSINESS**

**6. Correspondence**

Directors Report – May & June

Land Use Information Sheet – Utility and Energy Facility Siting

Memo to Board of Commissioners: Measure 109 (psilocybin) – Summary of Land Use

**7. Public Comment**

**8. Adjourn**

**Next Meeting:** July 26, 2022 at 7:00 p.m.

Location: Morrow County Government Building, Irrigon, OR

**ELECTRONIC MEETING INFORMATION**

Morrow County Planning is inviting you to a scheduled Zoom meeting. Topic: Planning Commission

S:\Planning\PCPublic Notice, Agendas and Minutes\2022\Agenda\06262022

Time: April 26, 2022 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/3696517452?pwd=dm9kTG1UbWM1OUUpqRDdyVXA1TmU2dz09>

Meeting ID: 369 651 7452

Passcode: 335454

One tap mobile

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+13462487799,,3696517452#,,,,\*335454# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 369 651 7452

Passcode: 335454

Find your local number: <https://us06web.zoom.us/j/3696517452?pwd=dm9kTG1UbWM1OUUpqRDdyVXA1TmU2dz09>

**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).*