

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

COMMISSIONERS PRESENT:

Stacie Ekstrom, Chair
Karl Smith
Liz Peterson
Andy Cemore
Charlene Cooley
Stephen Henthorn
John Kilkenny

COMMISSIONERS ABSENT:

Brian Thompson

ATTENDANCE via ZOOM:

Tripp Finch

STAFF PRESENT:

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

Staff Zoom:

Stephen Wrecsics, GIS Analyst
Jim Bagley, Principal Planner
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 JANUARY 28, DRAFT MINUTES

Recommended Action: Approve

Action: Approved

Presented by: Planning Director Tamra Mabbott

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

Conflicts of interest: None

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

Chair Ekstrom opened the testimony part of the Public Hearing

Motion to accept exhibits A-L into record: Commissioner Peterson

Seconded by: Commissioner Henthorn

Vote: All voted

Action: Approved

Testifying Parties:

Carla McLane, 200 Center Circle, Boardman, OR 97818

Questions or Comments by Counsel for Applicant: Dan Kearns

Questions or Comments by Staff: Daisy Goebel, Principal Planner, Director Mabbott

Questions or Comments by Commissioners for Staff: Commissioners Kilkenny, Peterson, Finch

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

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

Motion by: Commissioner Finch

Seconded by: Commissioner Peterson

Vote: All voted

Action: Approved with Conditions: move conditions 3, 4, and 5 to subsequent conditions

Presented by: Code Compliance Planner Kaitlin Kennedy

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

Conflicts of interest: None

Request: To allow the storage and operation of a commercial trucking business on a residential property. The property is described as Tax Lot 5800 of Assessor's Map 4N25E20A. The subject parcel is zoned Suburban Residential (SR) and is located inside of the City of Boardman Urban Growth Boundary (UGB). Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.050, Suburban Residential, and Article 6 Section 6.050.G, Standards Governing Conditional Uses, Home Occupations.

Chair Ekstrom opened the testimony part of the Public Hearing

Testifying Parties:

Victor Calvillo, 70126 Ridgecrest Dr, Boardman, OR

Questions or Comments for Applicant by Commissioner: Commissioner Ekstrom

Questions or Comments for Applicant by Staff: Kaitlin Kennedy, Compliance Planner

Proponents: None

Opponents: None

Neutral: None

Chair Ekstrom closed the Public Hearing

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

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

Motion by: Commissioner Peterson

Seconded by: Commissioner Smith

Vote: All voted

Action: Approved

Presented by: Code Compliance Planner Kaitlin Kennedy

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

Conflicts of interest: None

Request: To allow the storage and operation of a commercial trucking business on a residential property. The property is described as Tax Lot 403 of Assessor's Map 5N26E22D01. The subject parcel is zoned Rural Residential (RR) and is located outside of the City of Irrigon's Urban Growth Boundary (UGB). Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.050, Suburban Residential, and Article 6 Section 6.050.G, Standards Governing Conditional Uses, Home Occupations.

Chair Ekstrom opened the testimony part of the Public Hearing

Questions or Comments by Commissioners for Staff: Commissioners Kilkenny, Henthorn

Testifying Parties:

None

Proponents: None

Opponent: Bob Vandecar, 81570 W 8th Rd, Irrigon, OR

Neutral: None

Questions or Comments by Staff for Opponent: Director Mabbott

Questions or Comments by Commissioners for Staff: Chair Ekstrom, Commissioners Cooley, Peterson, Henthorn

Chair Ekstrom closed the Public Hearing

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

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

Motion by: Commissioner Henthorn

Seconded by: Commissioner Smith

Vote: All voted

Action: Approved

Adding Conditions that specify parking and seasonal operations of units

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

Correspondence: None

Public Comment: None

Adjourned: Meeting adjourned at 8:18 PM

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

Respectfully submitted,
Michaela Ramirez