

**Draft Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, September 30, 2025, 6:00 pm
Bartholomew Building
110 N Court Heppner, OR**

COMMISSIONERS PRESENT:

Stacie Ekstrom, Chair
Norm Ayala
Tripp Finch
Stephen Henthorn
John Kilkenny
Karl Smith

COMMISSIONERS ABSENT:

Charlene Cooley
Liz Peterson
Brian Thompson

ATTENDANCE via ZOOM:

STAFF PRESENT:

Tamra Mabbott, Planning Director
Michaela Ramirez, Administrative Assistant
Clint Shoemake, Planning Technician

Staff Zoom:

Stephen Wrecksics, GIS Analyst

1. CALL TO ORDER

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

2. ROLL CALL

3. PLEDGE

4. APPROVAL OF JUNE 24, 2025, DRAFT MINUTES

Recommended Action: Approve

Action: Unanimously Approved

Presented by: Planning Director Tamra Mabbott and Planning Technician Clint Shoemake

Request: Legislative Code Updates: AZ-159-25, Zoning Ordinance Amendment

Zoning Code update to implement new Oregon Administrative Rules for lands zoned Exclusive Farm Use and Forest Use. The update will also include other minor code amendments to the Morrow County Zoning Ordinance Article 1. Definitions and Section 3.100 Flood Hazard Overlay Zone. Criteria for approval are provided in MCZO Article 8 Amendments.

Staff Clint Shoemake: read through the Exclusive Farm Use changes on pages 16, 18, 20, and 21.

Commissioner Peterson: asked about the outdoor gathering definition on pages 21 and 27. She asked if it was just different verbiage than what was on page 18.

Staff Clint Shoemake: explained if events were between 24 and 120 hours, it is an Administrative Review, and if they were over 120 hours, it becomes a Conditional Use.

Staff Clint Shoemake: continued with pages 22, 23, 32, 33, 34, 39, 40, 43, 45, 46, 48, 50. He then moved on to Forest Use zone pages 67, 68, 69, 70, 71, 73.

Director Mabbott: spoke on the Flood Hazard Overlay Zone on page 91.

County Counsel Dan Kearns: spoke on NIMPS and FEMA.

Staff Clint Shoemake: continued with Article 1, page 105.

Chair Ekstrom asked if the Planning Commission had any questions for Staff:

Commissioner Kilkenny: asked if the tax return rule was something new.

Director Mabbott: responded that the state wanted some consistency amongst the counties. She asked County Counsel Kearns if the returns had to be kept in the property file.

County Counsel Kearns: responded that they could be kept electronically, and they only had to be held onto through the appeal period.

Chair Ekstrom opened the Public Hearing for public testimony, comments, presentations, or rebuttal. There were none.

Chair Ekstrom then closed the Public Hearing.

She then asked if the Planning Commission had any questions for the Staff; there were none.

Recommended Action: The Planning Commission recommend that the BOC approve Legislative Code Updates: AZ-159-25

Motion: The Planning Commission recommended that the BOC approve Legislative Code Updates: AZ-159-25

Motion by: Commissioner Henthorn

Seconded by: Commissioner Peterson

Vote: All voted

Action: Unanimously Approved

Other Business: Columbia River Heritage Trail 60% Draft Plan Update

Presented by: Elizabeth Smith, Planner at J-U-B Engineers, Inc., Kennewick, WA 99337

Elizabeth: presented pages 119-132 of the packet. She mentioned she would like comments completed on Tuesday, October 7th, so that they can incorporate them in the next presentation. They would like to present the plan to the Board of Commissioners in December.

Director Mabbott: explained the two different types of trails on page 126 of the packet.

Commissioner Ayala: asked if J-U-B was working with the contractors that were working with the City of Boardman.

Elizabeth: responded that they had briefly crossed paths and they would certainly reach out.

Staff Clint Shoemake: added that they were waiting for the City of Boardman's Master Park Plan. Chair Ekstrom asked if the Planning Commission had any questions for Elizabeth.

Commissioner Henthorn: asked if there is a speculated route.

Elizabeth: responded yes, for some of the sections with multiple alternatives. She said in theory, there is a preliminary route that would go from county line to county line. She then asked Stephen, GIS Analyst, to display the maps.

Commissioner Peterson: asked how much of the trail was private land.

Elizabeth: responded that she didn't believe there was any.

Director Mabbott: also responded that she didn't believe there was any either.

Commissioner Ayala: asked if the Heritage Trail went through Laurel Lane.

******Community member interruption*

Chair Ekstrom: requested guidance from County Counsel Dan Kearns.

County Counsel Dan Kearns: responded that comments were not taken in a work session, only in a hearing. He also recommended that comments not be taken because there was no notice sent that this would be on the Agenda. Written material can be submitted, but not public comments.

Commissioner Peterson: asked if there was going to be landowner information available in the next presentation.

Elizabeth responded that they would not because it is only a proposed route.

Commissioner Kilkenny: asked what percentage of the trail is on private property.

Director Mabbott: responded that she didn't think there was any and hoped to compare with the City of Boardman.

Staff Clint Shoemake: commented that when they got to the 90% draft, it was a somewhat arbitrary number and was essentially complete.

Commissioner Henthorn: asked if there could be clarification on adjacent landowners, especially where there is an affected right of way.

Staff Clint Shoemake: explained some information that is on the maps. There was more discussion about

land being used, and it was discovered that there was private property in the Heritage Trail.

There was discussion on the county and the City of Boardman working together on the trail.

Commissioner Peterson: pointed out to make sure landowners were notified about what plans are being made with their property.

There was continued discussion on the location of the trail.

Correspondence: August/September Planning Update

Public Comment: Jonathan Tallman, landowner in the city limits of Boardman.

Adjourned: Meeting adjourned at 8:06 PM

Next Meeting: Tuesday, October 28, 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