

**Draft Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, December 2, 2025, 6:00 pm
Bartholomew Building
110 N Court Heppner, OR**

COMMISSIONERS PRESENT:

Stacie Ekstrom, Chair
Tripp Finch
Stephen Henthorn
Liz Peterson
Brian Thompson
Charlene Cooley

COMMISSIONERS ABSENT:

Karl Smith

ATTENDANCE via ZOOM:

Norm Ayala
John Kilkenny

STAFF PRESENT:

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

Staff Zoom:

Stephen Wrecks, GIS Analyst
Kaitlin Kennedy, Code Compliance Planner

1. CALL TO ORDER

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

2. ROLL CALL

3. PLEDGE

4. APPROVAL OF OCTOBER 2025 DRAFT MINUTES

Recommended Action: Approve

Action: Unanimously Approved

Presented by: Planning Director Tamra Mabbott

**Request: Goal 5 Aggregate Resources Amendment: AC-161-25, Comprehensive Plan
Amendment**

Conflicts of interest: None

Request: Cliff Dougherty, Applicant; Patricia Dougherty, Owner. Application is to identify an existing Goal 5 aggregate resource as a Large Significant Resource in the Goal 5 inventory. Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 8 Amendments, ORS 215.298, and OAR 660-023-0180(3)(5)(7), OAR 660-023-040, and OAR 660-023-060.

Chair Ekstrom asked the Commission if they had any questions for Staff.

Commissioner Ayala: commented that the maps that were presented did not match what was in the packet.
Staff Stephen Wrecks: explained why the map appeared different.

Commissioner Finch: asked if the dig site would be visible from Sand Hollow Road?

Director Mabbott: responded, No, the dig would not cross the boundary. They would keep digging on the side of the hill.

Commissioner Finch: asked again if they would ever cross Spur Loop, and if it would be visible.

Cliff Dougherty: responded: no, it would not. He also said the boundaries are all on the hillside of the pit area.

Commissioner Finch: asked would the boundary be different in the future.

Cliff Dougherty: responded that the boundaries wouldn't change; they would just dig wider.

Commissioner Henthorn: asked if the creek was dry or active.

Cliff Dougherty: responded that at times it would dry up in the summer, and if there was water, they would work around it.

Director Mabbott: pointed out that they had looked at a FEMA map and noticed that it is in a floodplain area. She said that since they had it culverted, that would check the box.

Commissioner Peterson: asked if it ever flooded.

Cliff Dougherty: responded that it had only flooded once.

Chair Ekstrom asked if there were any further questions or comments for the applicant. There were none. Chair Ekstrom asked if there were any questions for the staff. There were none.

Chair Ekstrom called for applicants or persons in favor or opposed.

Testifying Parties:

Cliff Dougherty, 65450 Spur Loop Rd, Heppner, OR

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 Goal 5 Aggregate Resources Amendment: AC-161-25, Comprehensive Plan

Motion: The Planning Commission recommended that the BOC approve Goal 5 Aggregate Resources Amendment: AC-161-25, Comprehensive Plan

Motion by: Commissioner Henthorn

Seconded by: Commissioner Thompson

Vote: Six of the seven Commissioners voted; Commissioner Ayala did not vote

Action: Approved

Presented by: Planning Technician Clint Shoemake

Request: Variance V-N-060-25: Rock It, LLC, Wade Aylett, Applicant and Owner

Conflicts of interest: None

Request: The property is described as tax lot 800 of Assessor's Map 5N 26E 23A. The property is zoned Rural Residential (RR) and located on Washington Lane, approximately 0.7 miles west of the Irrigon city limits. The request is to allow a variance to seek relief from the age requirement for a manufactured home. Criteria for approval include Morrow County Zoning Ordinance (MCZO) Section 4.110(B) Manufactured Homes in a Rural Residential Zone and 7.200 Major Variance.

Commissioner Thompson: asked if they were required to move the old manufactured home.

Staff Clint Shoemake: responded that they could give them a couple of options or list it as a condition, but leaving it on the property was not an option.

Chair Ekstrom called for applicants or persons in favor or opposed.

Testifying Parties:

Rebecca Place, 77258 County Line Rd, Hermiston, OR 97838

Rebecca: explained that Wade purchased the property and wanted to replace the homes.

Commissioner Henthorn: asked if there were two homes currently on the property.

Staff Clint Shoemake: responded yes, there were two homes.

Rebecca: shared that Wade also purchased neighboring properties in hopes of doing the same with them.

Commissioner Henthorn: asked if the property was zoned for two residences.

Staff Clint Shoemake: responded that the property was grandfathered in and that the two homes existed before the requirement.

Chair Ekstrom: pointed out that the home presented (photos) were updated.

Chair Ekstrom asked if there were any further questions for the applicant. There were none.

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

Chair Ekstrom then closed the Public Hearing.

Chair Ekstrom asked if the Planning Commission had any questions for the Staff; there were none.

Commissioner Henthorn: asked if the intent of the home was for the property owner or if it was for a rental.

Chair Ekstrom: responded that it was a rental.

Recommended Action: The Planning Commission Variance V-N-060-25: Rock It, LLC, Wade Aylett, Applicant and Owner. With the condition of the older homes being removed.

Motion: The Planning Commission Variance V-N-060-25: Rock It, LLC, Wade Aylett, Applicant and Owner.

Motion by: Commissioner Finch

Seconded by: Commissioner Peterson

Vote: Six of the seven Commissioners voted; Commissioner Ayala did not vote

Action: Approved

Correspondence:

Public Comment: Mary Killion, 78852 Toms Rd, Boardman, OR

Introduced a new group, Friends of Morrow County

Adjourned: Meeting adjourned at 6:34 PM

Next Meeting: Tuesday, January 27, 2026, at 6:00 p.m. The next meeting will be held in Irrigon, OR, in the Morrow County Government Center.

Respectfully submitted,

Michaela Ramirez