



PLANNING DEPARTMENT

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AGENDA

Morrow County Planning Commission
Tuesday, February 24, 2026, 6:00 pm
Bartholomew Building, Heppner, OR

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

Members of Commission

Stacie Ekstrom, Chair

John Kilkenny, Vice Chair

Norma Ayala

Charlene Cooley

Stephen Henthorn

Karl Smith

Tripp Finch

Brian Thompson

Elizabeth Peterson

Members of Staff

Tamra Mabbott, Planning Director

Stephen Wrecsics, GIS Analyst

Michaela Ramirez, Administrative Assistant

Clint Shoemake, Planning Technician

Kaitlin Kennedy, Code Compliance Planner

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Minutes:** (Draft) January 2, 2026
5. **Public Hearings** to begin at 6:00 PM (COMMISSION ACTION REQUIRED)
 - I. **Conditional Use Permit CUP-S-395-26: Amy Haak, Applicant; Jeanne Lewis, Property Owner.** The applicant is requesting approval of a Home Occupation Conditional Use Permit to allow operation of an in-home salon business. The subject property is identified as Tax Lot 3101 of Assessor's Map 2S27E. The parcel is zoned Exclusive Farm Use (EFU) and is located outside the City of Heppner's Urban Growth Boundary (UGB). Approval criteria include Morrow County Zoning Ordinance (MCZO) Article 3, Section 3.010 (Exclusive Farm Use), and Article 6, Section 6.050.G (Standards Governing Conditional Uses—Home Occupations).
 - II. **Land Use Decision LUD-N-088-25: Tim Seck, Well Springs LLC, a subsidiary of MN8 Energy Development Company, Property Owner: April Miller LePage and Nolan Miller.** The request is to permit a standalone 230kV substation as a "utility facility necessary for public service" within a 13-acre building envelope on an approximately 633-acre parcel. The Miller substation is proposed on property described as tax lot 3000 of Assessor's Map 2N 23 located approximately 3 miles

east of State Highway 74 on the north side of Immigrant Lane, south of Interstate 84, approximately 14 miles. Criteria for approval include MCZO Article 3 Section 3.010(D) and 3.010(F)(10).

- III. Land Use Decision LUD-N-089-25: Leif Van Acker, Kimley-Horn, Applicant, Property Owner Amazon Data Services, Inc.** The request is to site a data center campus on property zoned Airport Light Industrial (ALI). The property is described as tax lot 136 of Assessor's Map 4N 24E, located approximately 3.7 miles west of Boardman's Urban Growth Boundary, southeast of the Boardman Airport, and southwest of the Tower Road/I-84 interchange. Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.076 Airport Light Industrial, ALI, Section 3.092 Airport Safety and Compatibility Overlay Zone, ASC, and Article 4 Supplementary Provisions.

6. Other Business:

7. Correspondence:

- I. January Monthly Update

8. Public Comment:

9. Adjourn

Next Meeting: Tuesday, March 31, 2026, at 6:00 p.m.
Location: Morrow County Government Center, Irrigon, OR

ELECTRONIC MEETING INFORMATION

Morrow County Planning is inviting you to a scheduled Zoom meeting. Topic: Planning Commission
Time: February 24, 2026, 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/j/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@morrowcountyor.gov.