



PLANNING DEPARTMENT

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AGENDA

Morrow County Planning Commission
Tuesday, June 30, 2026, 6:00 pm
Bartholomew Building, Heppner, OR

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

Members of the Commission

Stacie Ekstrom, Chair

John Kilkenny, Vice Chair

Norma Ayala

Brian George

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

George Cress, Principal Planner

Clint Shoemake, Planning Technician

Kaitlin Kennedy, Code Compliance Planner

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Minutes:** (Draft) April 28, 2026
5. **Public Hearings** to begin at 6:00 PM (COMMISSION ACTION REQUIRED)
 - I. **Continued from April 28, 2026. Morrow County Comprehensive Plan and Zoning Ordinance Amendment TSP-164-26, Tower Road Interchange Area Management Plan (IAMP) Adoption.** This hearing is to adopt the Tower Road Interchange Area Management Plan (IAMP). The adoption includes proposed amendments to the Morrow County Comprehensive Plan, adoption of the IAMP Overlay Zone (IAMP-O, Section 3.125) into the Morrow County Zoning Ordinance, and a Zoning Map Amendment to apply the IAMP Overlay Zone to the Tower Road Interchange area.
 - II. **Conditional Use Permit CUP-S-398-26: Aaron Platt, Liberty School LLC, Applicant and Property Owner.** The applicant is requesting approval of a Home Occupation Conditional Use Permit to allow the operation and storage of firearms and firearm accessories incidental to off-site business activities. The subject property is identified as Tax Lot 701 of Assessor's Map 3S25E. 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).

III. Amendment of a Proposed Change to the Comprehensive Plan or Land Use Regulation, AC-168-26: Diane Kilkenny, Applicant and Property Owner. The applicant is requesting approval of a proposed change to the Comprehensive Plan or Land Use regulation to allow development of an aggregate rock quarry on a parcel zoned Exclusive Farm Use (EFU) located in south Morrow County. The proposed aggregate quarry site is approximately forty-three acres in size and is part of a larger 4,539-acre parcel. The subject property is identified as Tax Lot 1300 of Assessor's Map 2S28E Section 21. Approval criteria include Morrow County Zoning Ordinance (MCZO) Exclusive Farm Use Zone, Article 3, Section 3.200, Significant Resource Overlay Zone, SRO, (C) Aggregate and Mineral Sites.

- 6. **Other Business:**

- 7. **Correspondence:**
 - I. June Monthly Update

- 8. **Public Comment:**

- 9. **Adjourn**

Next Meeting: Tuesday, July 28, 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: June 30, 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/u/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.