

PLANNING DEPARTMENT

P.O. Box 40 • Irrigon, Oregon 97844
 (541) 922-4624 or (541) 676-9061 x 5503
 FAX: (541) 922-3472

AGENDA

Morrow County Planning Commission

Tuesday, June 25, 2024, 6:00 pm

Bartholomew Building, Heppner, OR

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

Members of Commission

Stanley Anderson

Charlene Cooley

Stacie Ekstrom, Chair

Tripp Finch

John Kilkenny, Vice Chair

Mary Killion

Elizabeth Peterson

Karl Smith

Brian Thompson

Members of Staff

Tamra Mabbott, Planning Director

Stephen Wrecsics, GIS Analyst

Michaela Ramirez, Administrative Assistant

Daisy Goebel, Principal Planner

Landon Jones, Planning Tech

Kaitlin Kennedy, Compliance Planner

1. Call to Order

2. Roll Call

Pledge of Allegiance

3. Minutes: (Draft) May 28, 2024 [pgs. 4-5](#)

4. Public Hearings to begin at 6:00 PM (COMMISSION ACTION REQUIRED):

Conditional Use Permit CUP-S-311A-24: Ruggs Ranch; John & Polly Flynn, Applicant and Owner. Proposed amendment to previously permitted CUP-S-311A to expand the amount of authorized lodging units for the approved Guest Ranch. The subject property is described as Tax Lots 2400 and 2402 of Assessor's Map 3S25E, and Tax Lot 400 of Assessor's Map 4S25E. All subject parcels are zoned Exclusive Farm Use (EFU). The properties are located approximately 10 miles south of Heppner on Highway 207, near the junction of Highways 206, 207, and Rhea Creek Road. Criteria for approval includes Morrow County Zoning Ordinance (MCZO) Section 3.010 EFU Zone, and MCZO Article 6, Conditional Uses. [pgs. 7-18](#)

Conditional Use Permit CUP-N-368-24: Beau Bankston, Applicant; Caitlin & Sean Shimer, Owner. Conditional Use Permit to approve the siting of a church located within the Suburban Residential (SR) Zone. The subject parcel is described as Tax Lot 807 of Assessor's Map 4N25E16. The property is located southeast of the Boardman City Limits, within the Boardman Urban Growth Boundary along Olson Road. Criteria for approval include MCZO Section 3.050 SR Zone, and MCZO Article 6, Conditional Uses. [pgs. 20-38](#)

5. **Other Business:** June Planning Update [pgs. 40-43](#)
6. **Correspondence:**
7. **Public Comment:**
8. **Adjourn:**

Next Meeting: Tuesday, July 30, 2024, 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 25, 2024, 6:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/6554697321?pwd=dFMxR2xlaGZkK1ZJRFVrS1Q0SmRxUT09&omn=82399460065>

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@co.morrow.or.us.

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, May 28, 2024, 6:00 pm
Morrow County Government Center
215 NE Main Ave Irrigon, OR**

COMMISSIONERS PRESENT:

Charlene Cooley
Karl Smith
Mary Killion
Stacie Ekstrom, Chair

COMMISSIONERS ABSENT:

Stanley Anderson
Brian Thompson
Tripp Finch

ATTENDANCE via ZOOM:

Elizabeth Peterson
John Kilkenny, Vice Chair

STAFF PRESENT:

Tamra Mabbott, Planning Director
Daisy Goebel, Principal Planner
Landon Jones, Planning Tech
Michaela Ramirez, Administrative Assistant

1. CALL TO ORDER

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

2. ROLL CALL**3. PLEDGE****4. APPROVAL OF MARCH MINUTES**

Recommended Action: Approve
Action: Approved as presented

- 5. WORK SESSION:** The purpose of this work session is to discuss a draft ordinance that would amend the processes and criteria for ministerial and administrative applications to comply with state law and provide clarity and consistency for planning procedures. The proposed changes also include clarification of application vesting requirements, allowing the conversion of existing dwellings to non-farm dwellings in the EFU zone, limiting the number of extensions staff can grant for land use permits, and resolving instances of inconsistent terminology, among other changes

Chair Ekstrom opened the work session.

Principal Planner Daisy Goebel presented: 2024 MCZO Update via PowerPoint

Questions or Comments for Staff by Commissioners: Mary Killion, Charlene Cooley, Chair Ekstrom

Questions or Comments by Staff: Director Tamra Mabbott and Daisy Goebel

General Public:

David Amenityro, 221 Newell St, Walla Walla, WA 99362

Discussion on changes: changes to MCZO 4.165 & 4.166 discussion-clear and objective standards.
Anyone wanting to keep the record open or continue: None

Other Business: May Planning Update

Correspondence: None

Public Comment: None

Adjourned: Meeting adjourned at 8:00 PM

Next Meeting: Tuesday, June 25, 2024, at 6:00 p.m. The next meeting will be held in Heppner, OR in the Bartholomew Building.

Respectfully submitted,
Michaela Ramirez

DRAFT

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**FINDINGS OF FACT
CONDITIONAL USE REQUEST
Application Number CUP-S-311A-24**

REQUEST: To expand authorized lodging for the guest ranch.

APPLICANT/OWNER: John and Polly Flynn
Ruggs Ranch LLC
55549 Highway 207
Heppner, OR 97836

PROPERTY DESCRIPTION: Tax Lots 2400 and 2402 of Assessor's Map 3S 25E
Tax Lot 400 of Assessor's Map 4S 25E

PROPERTY LOCATION: 10 miles south of Heppner on HWY 207, or near the
junction of Highways 206, 207 and Rhea Creek Road.

FINDINGS OF FACT:

- I. BACKGROUND INFORMATION:** The subject application is to expand the approved lodging units associated with a Guest Ranch. Conditional Use Permit CUP-S-311 was first issued in August 2014 and authorized a variety of uses within the Exclusive Farm Use (EFU) Zone. An amendment to the original conditional use permit, CUP-S-311A, addressed the lodging component by authorizing a Guest Ranch. This amendment, CUP-S-311A-24, strictly addresses expanding the approved guest lodging an additional 19 units for the Guest Ranch. The previously approved CUP-S-311 and CUP-S-311A are both still applicable, with CUP-S-311A-24 designed only to expand the approved guest lodging units. This application does not apply to Tax Lots 2401 and 3000 of Assessor's Map 3S 25E although they lie within the site boundary.
- II. COMPLIANCE WITH MORROW COUNTY ZONING ORDINANCE SECTIONS 3.010(C)(11), 6.020, 6.025, 6.030, and ORS 215 Guest Ranch Provisions.** The requirements for approval are listed below in **bold type**, followed by a response in standard type.

MORROW COUNTY ZONING ORDINANCE SECTION 3.010 EXCLUSIVE FARM USE (C) Conditional Uses (11) Guest ranches subject to temporary provisions related to guest ranches in ORS 215.

The request is to expand the approved guest lodging authorized under the provisions related to guest ranches in ORS 215. The evaluation under those standards is found later in these Findings of Fact.

SECTION 6.020 General Criteria In judging whether or not a conditional use proposal shall be approved or denied, the Commission shall weigh the proposal's appropriateness and desirability, or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the

particular development at the location proposed and, to approve such use, shall find that the following criteria are either met or can be met by observance of conditions.

(1) The proposal will be consistent with the Comprehensive Plan and the objectives of the Zoning Ordinance and other applicable policies and regulations of the County.

A guest ranch is allowed conditionally in the Exclusive Farm Use (EFU) zone. Staff finds that the proposed uses are consistent with the Comprehensive Plan and Zoning Ordinance. This criterion is met.

(2) If located within the Urban Growth Boundary of a city, that said city has had an opportunity to review and comment on the subject proposal.

This criterion is not applicable as the proposed use is not located within or near an Urban Growth Boundary.

(3) The proposal will not exceed carrying capacities of natural resources or public facilities.

The current Ruggs Ranch Lodge has been in place and operational for many years. A variety of uses were authorized by Conditional Use Permits CUP-S-311 and CUP-S-311A. This new authorization to expand approved guest lodging does not significantly impact carrying capacities of natural resources or public facilities at Ruggs Ranch. All applicable water and wastewater permits shall be obtained prior to future zoning permit approval(s). This is recommended and listed as a condition of approval. This criterion is met.

SECTION 6.025. RESOURCE ZONE STANDARDS FOR APPROVAL.

A. In the Exclusive Farm Use zone a conditional use may be approved only when the County finds that the use will not:

- 1. Force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or**
- 2. Significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.**

Staff would find that the approval to expand approved guest lodging acknowledges the current farming activities engaged in by John Flynn, landowner, including cattle ranching and hunting preserves for both birds and big game. These activities have been an integral part of this farming operation for decades and are compatible with the surrounding farm uses and would not change farming practices or increase the cost of farming. Guest ranches, including all their potential lodging, were identified as a use allowed conditionally within the Exclusive Farm Use zone to support farming and ranching operations. These criteria are met.

SECTION 6.030 General Conditions In addition to the standards and conditions set forth in a specific zone, this article, and other applicable regulations; in permitting a new conditional use or the alteration of an existing conditional use, the Commission may impose conditions which it finds necessary to avoid a detrimental impact and to otherwise protect the best interests of the surrounding area or the County as a whole. These conditions may include the following:

- A. Limiting the manner in which the use is conducted including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.**
Based on the rural nature of the location, staff have not identified any environmental concerns that would require special consideration or conditions.
- B. Establishing a special yard or other open space or lot area or dimension.**
This is inherent with the use, and staff would not add any additional requirements.
- C. Limiting the height, size or location of a building or other structure.**
All additionally proposed lodging units are limited by the square footage requirements outlined later in these findings. Additional zoning permits will be required for newly proposed structures.
- D. Designating the size, number, location and nature of vehicle access points.**
1. **Where access to a county road is needed, a permit from Morrow County Public Works department is required. Where access to a state highway is needed, a permit from ODOT is required.**
Access is from Highway 207 for the main lodge, where the primary location for this activity is focused. No new access permit is needed, however, ODOT will be provided with the preliminary Findings of Fact.
 2. **In addition to the other standards and conditions set forth in this section, a TIA will be required for all projects generating more than 400 passenger car equivalent trips per day. A TIA will include: trips generated by the project, trip distribution for the project, identification of intersections for which the project adds 30 or more peak hour passenger car equivalent trips, and level of service assessment, impacts of the project, and mitigation of the impacts. If the corridor is a State Highway, use ODOT standards.**
This action will not trigger the need for a Traffic Impact Analysis as the average daily trips will not exceed 400 passenger car equivalent trips per day.
- E. Increasing the amount of street dedication, roadway width or improvements within the street right-of-way.**
There are no roads with road right-of-way issues associated with this application. The preliminary Findings of Fact have been provided to Morrow County Public Works and ODOT for their review and comment.
1. **It is the responsibility of the land owner to provide appropriate access for emergency vehicles at the time of development.**
Preliminary Findings of Fact have been provided to the Heppner Rural Fire Protection District for their review and comment.
- F. Designating the size, location, screening, drainage, surfacing or other improvement of a parking area or loading area.**
The parking area is located in front of the main lodge and was reviewed as part of CUP-S-311, in 2014. If need for an expansion of the parking lot arise, staff recommend this be addressed at a later date through Zoning Permit review.
- G. Limiting or otherwise designating the number, size, location, height, and lighting of signs.**
Any sign at the entrance of the facility would need to meet the requirements of the Morrow County Zoning Ordinance Section 4.070.

- H. Limiting the location and intensity of outdoor lighting and requiring its shielding.**
The application indicated that no new lighting is planned.
- I. Requiring diking, screening, landscaping or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance.**
The proposed use would not require diking, screening or landscaping to protect nearby property. Planning staff would not require any of these provisions.
- J. Designating the size, height, location and materials for a fence.**
Based on the current and proposed uses planning staff would not place any conditions on fencing.
- K. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.**
This is inherent in the proposed use. Staff would not recommend any additional requirements.
- L. Other conditions necessary to permit the development of the County in conformity with the intent and purpose of this Ordinance and the policies of the Comprehensive Plan.**
No additional requirements are deemed necessary by staff.

ORS 215 TEMPORARY PROVISIONS RELATING TO GUEST RANCHES

- (1) As used in this section and section 3, chapter 84, Oregon Laws 2010:**
- (a) “Guest lodging unit” means a guest room in a lodge, bunkhouse, cottage or cabin used only for transient overnight lodging and not for a permanent residence.**
 - (b) “Guest ranch” means a facility for guest lodging units, passive recreational activities described in subsection (6) of this section and food services described in subsection (7) of this section that are incidental and accessory to an existing and continuing livestock operation that qualifies as a farm use.**
 - (c) “Livestock” means cattle, sheep, horses and bison.**
These definitions are applicable to this application.
- (2) Subject to the provisions of ORS 215.296 (1) and (2) and other approval or siting standards of a county, a guest ranch may be established in an area of Eastern Oregon, as defined in ORS 321.805, that is zoned for exclusive farm use unless the proposed site of the guest ranch is within the boundaries of or surrounded by:**
- (a) A federally designated wilderness area or a wilderness study area;**
 - (b) A federally designated wildlife refuge;**
 - (c) A federally designated area of critical environmental concern; or**
 - (d) An area established by an Act of Congress for the protection of scenic or ecological resources.**
- Ruggs Ranch Lodge is not bounded or surrounded by any of these areas.
- (3) The guest ranch must be located on a lawfully established unit of land that:**
- (a) Is at least 160 acres;**

(b) Contains the dwelling of the individual conducting the livestock operation; and

(c) Is not high-value farmland as defined in ORS 215.710.

The landowner and operator owns a number of parcels in Morrow County that are part of the farm, ranch and hunting preserve operation of Ruggs Ranch. On the parcels specifically identified within this action, the Ruggs Ranch lodge is located along with facilities for several of the ranch and hunting preserve employees and principles. The total acreage for the Guest Ranch is approximately 1806.51 acres, well over 160 acres. The parcels also contain multiple dwellings and are not high-value farmland.

(4) Except as provided in subsection (5) of this section, the guest lodging units of the guest ranch cumulatively must:

(a) Include not fewer than four nor more than 10 overnight guest lodging units; and

(b) Not exceed a total of 12,000 square feet in floor area, not counting the floor area of a lodge that is dedicated to kitchen area, rest rooms, storage or other shared or common indoor space.

The current lodge has six bedrooms/lodging units and is approximately 6,500 square feet.

(5) For every increment of 160 acres that the lawfully established unit of land on which the guest ranch is located exceeds the minimum 160-acre requirement described in subsection (3) of this section, up to five additional overnight guest lodging units not exceeding a total of 6,000 square feet of floor area may be included in the guest ranch for a total of not more than 25 guest lodging units and 30,000 square feet of floor area.

Ruggs Ranch guest ranch has adequate acreage to support the full amount of 25 guest lodging units and 30,000 square feet of floor area. Excluding the existing lodging units, Ruggs Ranch qualifies for an additional 19 lodging units and 23,500 square feet of floor area. The landowners plan to build 4 – 800ft² additional lodging units as the result of this amendment with the potential to construct more lodging units in the future without further amendments to this approval. It is recommended and listed as a condition of approval that any additional proposed lodging units must receive zoning permit approval and meet all zoning standards prior to construction.

(6) A guest ranch may provide passive recreational activities that can be provided in conjunction with the livestock operation's natural setting including, but not limited to, hunting, fishing, hiking, biking, horseback riding, camping and swimming. A guest ranch may not provide intensively developed recreational facilities, including golf courses as identified in ORS 215.283.

Ruggs Ranch currently offers both bird and big game hunting activities.

(7) A guest ranch may provide food services only for guests of the guest ranch, individuals accompanying the guests and individuals attending a special event at the guest ranch. The cost of meals, if any, may be included in the fee to visit or stay at the guest ranch. A guest ranch may not sell individual meals to an

individual who is not a guest of the guest ranch, an individual accompanying a guest or an individual attending a special event at the guest ranch.

Meals are part of the packages guests pay to stay and participate in either ranching or hunting activities. No other sale of meals is part of the operation at Ruggs Ranch.

Sec. 3. (1) Notwithstanding ORS 215.283, the governing body of a county or its designee may not allow a guest ranch in conjunction with:

(a) A campground as described in ORS 215.283 (2).

(b) A golf course as described in ORS 215.283 (2).

No campground or golf course have been established and non are requested.

(2) Notwithstanding ORS 215.263, the governing body of a county or its designee may not approve a proposed division of land in an exclusive farm use zone for a guest ranch.

No division of land is requested.

(3) the governing body of a county or its designee may not approve a proposed division of land that separates the guest ranch from the dwelling of the individual conducting the livestock operation.

No division of land is requested.

III. LEGAL NOTICE PUBLISHED: June 5, 2024
Heppner Gazette-Times

June 4, 2024
East Oregonian

IV. AGENCIES NOTIFIED: Teresa Penninger and Cheryl Jarvis-Smith, Oregon Department of Transportation Region V; Steve Cherry, Oregon Department of Fish and Wildlife; Mark Jacques, US Fish and Wildlife; Mike Gorman, Morrow County Assessor; Eric Imes, Morrow County Public Works Director; Jim Johnson, Oregon Department of Agriculture; Steve Rhea, Heppner Rural Fire Protection District; Glen McIntire, Building Official; Marty Broadbent, Fire Marshall; Dawn Hert, DLCD.

V. PROPERTY OWNERS NOTIFIED: June 5, 2024

VI. HEARING DATE: June 25, 2024
Bartholomew Building
Heppner, Oregon

VII. DECISION OF PLANNING COMMISSION: The Planning Director recommends approval of the application subject to the following CONDITIONS OF APPROVAL:

1. Any additional proposed lodging units on the Guest Ranch must receive zoning permit approval and meet all zoning standards prior to construction.
2. All applicable water and wastewater permits shall be obtained prior to future zoning permit approval(s).

Stacy Ekstrom, Chair

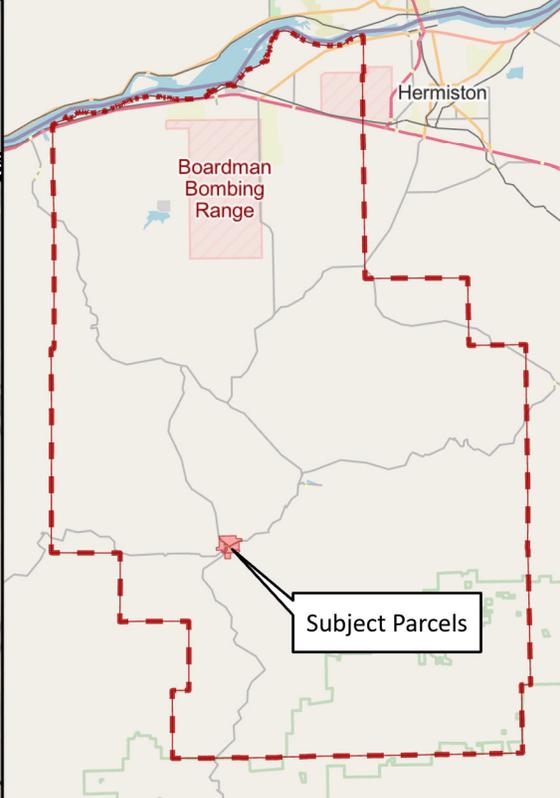
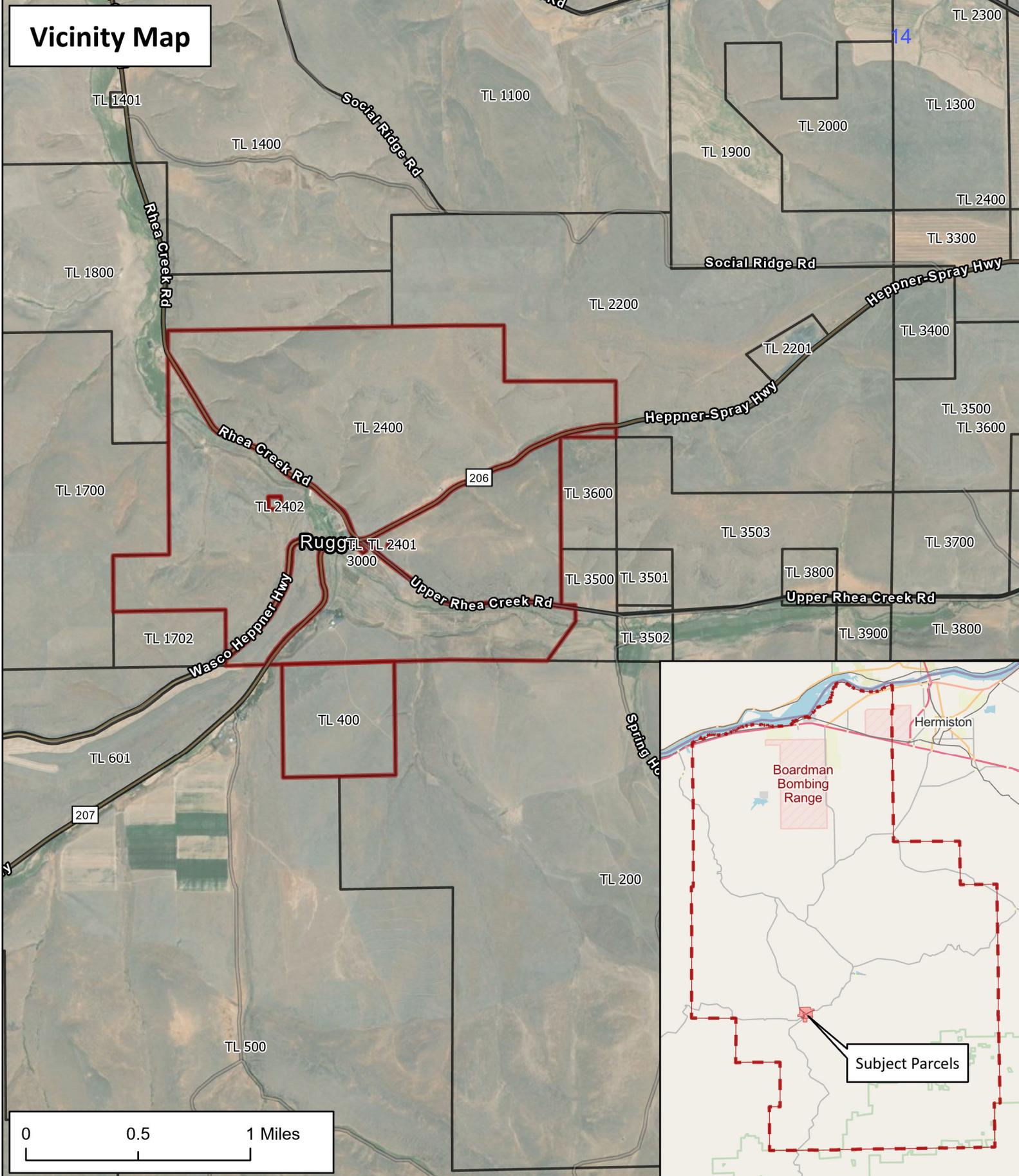
Date

Attachments:

Vicinity Map

Application with attachments

Vicinity Map

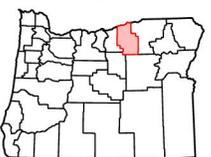


CUP-S-311A-24
 Ruggs Ranch, LLC.
 3S35E TL's 2400 and 2402
 4S25E TL 400

- Morrow County Tax Lot
- Morrow County Boundary
- Subject Parcels

Coordinate System:
 NAD 1983 HARN StatePlane Oregon North FIPS 3601
 Projection: Lambert Conformal Conic
 Datum: North American 1983 HARN

Cartography By: Stephen Wrecsics
 Monday, May 27, 2024
 Morrow County Planning Department



CORRECTED	OWNER 1	OWNER 2	MAIL ADDRESS	CITY	STATE	ZIPCODE
4S25E 500	HORSESHOE HEREFORD RANCH, INC		55347 HWY 207	HEPPNER	OR	97836
4S25E 400	FLYNN, JOHN F TRUSTEE		55549 HWY 207 SPRAY	HEPPNER	OR	97836
3S25E 2400	FLYNN, JOHN F TRUSTEE		55549 HWY 207 SPRAY	HEPPNER	OR	97836
3S25E 2402	FLYNN, JOHN F TRUSTEE		55549 HWY 207 SPRAY	HEPPNER	OR	97836
3S25E 3503	HOEFT, GERALD A & HOEFT, DIANNA J		57560 WRIGHT DR	HEPPNER	OR	97836
3S25E 3500	HOEFT, GERALD A & HOEFT, DIANNA J		57560 WRIGHT DR	HEPPNER	OR	97836
4S25E 200	HOEFT, GERALD A & HOEFT, DIANNA J		57560 WRIGHT DR	HEPPNER	OR	97836
3S25E 1800	LOVGREN, PATRICK		59108 RHEA CREEK RD	HEPPNER	OR	97836
4S25E 601	ANDERSON FAMILY TRUST ET AL		69530 CONDON HWY	HEPPNER	OR	97836
3S25E 1702	ANDERSON FAMILY TRUST ET AL		69530 CONDON HWY	HEPPNER	OR	97836
3S25E 1700	ANDERSON FAMILY TRUST		69530 CONDON HWY	HEPPNER	OR	97836
3S25E 3600	MCNAMEE, PATRICK A & VICKIE A, 50% ETAL		76272 E OREGON LN	IRRIGON	OR	97844
3S25E 2200	MCNAMEE, PATRICK A VICKIE A, 50% ETAL		76272 E OREGON LN	IRRIGON	OR	97844
3S25E 3000	MORROW COUNTY GRAIN GROWERS		PO BOX 367	LEXINGTON	OR	97839
3S25E 2401	COLUMBIA BASIN ELECTRIC CO-OP		PO BOX 398	HEPPNER	OR	97836

CUP-S-311A-24 | Ruggs Ranch, LLC. | EFU : 500ft.

3S25E TL's 2400 and 2402 | 4S25E TL400
 S:\Planning\Cup\South\2024



LAND USE APPLICATION
CONDITIONAL USE REQUEST

RECEIVED
MAY 13 2024

BY: LS

PAID
6000

FILE NUMBER _____

Date Received _____

Date Deemed Complete _____

Applicable Zoning Ordinance Criteria: 3.010 (P)(ii), 6.020, 6.025, 6.030, ORS 215
Guest Ranch Provisions

Applicant: Name(s) Ruggs Ranch LLC / John + Billy FLYNN

Address 55549 Hwy 207, Heppner, OR 97836

Phone (541) 660-2710 E-mail address Billy@HuntRuggs.com

Legal Owner: (if different from applicant)

Name(s) SAME AS ABOVE

Address _____

Proposed Conditional Use:

Description of Request and the Proposed Use:

ADD 4 - 800 sq' GUEST HOUSES FOR RUGGS
RANCH, APPROVE MAXIMUM LODGING (LS)
Amendment to CUP-S-311A (LS)

Existing Property Description:

Township 35 Range 25E Section _____ Tax Lot(s) 2400, 2402 + 4625ETL406

Zoning Designation _____
(If EFU or FU, soil information is required with your statement)

Located within an UGB? NO If yes, which city? _____

Physical Address 55549 Hwy 207, Heppner OR 97836

General Location 10 miles south of Heppner on Hwy 207

Public Road Access SAME AS RUBBS
 Improvement Type and Condition of Road PAVED EXISTING
 Fire Protection District or Method HEPPNER FIRE DEPT / 7 MINUTES AWAY
 Solid Waste Disposal Method MILLER DISPOSAL SERVICE / MONTHLY
 Existing Use of the Property RUBBS BRANCH

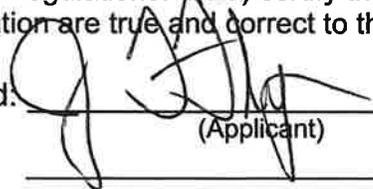
Please provide a statement with the following information to the Planning Department:

1. A plot plan of the property with existing and proposed structures and roads and accesses
2. Existing and proposed water supply - DRILLED EXISTING WELL
3. Existing and proposed sewage disposal method MILLER DISPOSAL
4. Utilities and other public services provided - EXISTING
5. Signs and/or lighting required - NONE
6. Parking/loading and fencing required - NONE - EXISTING
7. Drainage, is the land or any portion of it subject to flooding? - NO
8. What, if any, change will there be in traffic use of the existing access? - NONE
9. Will the proposed use generate more than 400 automobile trips per day? - NO CHANGE
10. Will any new access be required? - NO
11. A description of how the proposal will be compatible with surrounding land uses. MATCH EXISTING
12. How the proposal will protect and preserve existing natural resources such as trees, vegetation, water resources and wildlife habitat and whether diking, screening or other - NO CHANGE landscaping will be required to protect nearby properties and habitats.

The applicant is responsible for providing all of the information to show compliance with the standards for approval. If you are unsure of the standards required by the code, the Planning Department will be happy to provide them, but it is the applicant's duty to prove to us your proposal meets all of the given code requirements. Your plot plan and narrative should show or answer the above details as well as address specific issues about your particular application as well.

Signatures:

I(we), the undersigned, acknowledge that I am familiar with the standards and limitations set forth by the Morrow County Zoning Ordinance and that additional information and materials may be required, as provided by the Zoning Ordinance and Comprehensive Plan. I propose to meet all standards set forth by the County's Zoning Ordinance and any applicable State and Federal regulations. I(we) certify that the statements and information provided with this application are true and correct to the best of my knowledge.

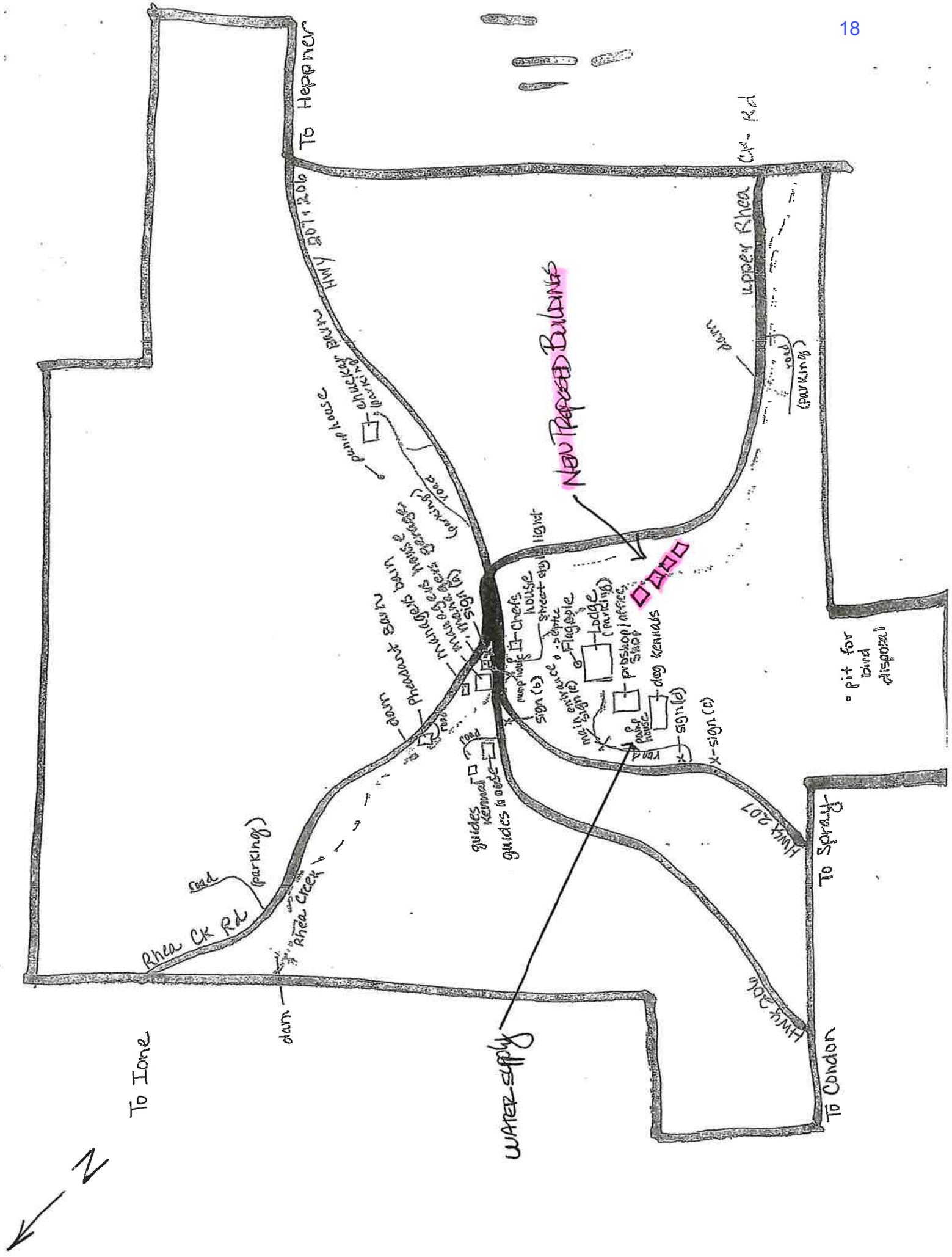
Signed:  (Applicant)
 _____ (Legal Owner)

_____ (Applicant)
 _____ (Legal Owner)

If this application is not signed by the property owner a letter authorizing signature by the applicant must be attached.

Date: _____ Fee: _____

Morrow County Planning Department
 P.O. Box 40, Irrigon Oregon 97844
 (541) 922-4624 FAX: (541) 922-3472



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**FINDINGS OF FACT
CONDITIONAL USE REQUEST
Application Number CUP-N-368-24**

REQUEST: To approve the siting of a church in the Suburban Residential (SR) zone.

APPLICANT: Beau Bankston
1940 NE 10th
Hermiston, OR 97838

OWNER: Caitlin Shimer & Sean Shimer
101 Falcon Ct
Boardman, OR 97818

PROPERTY DESCRIPTION: Tax Lot 807 of Assessor's Map 4N 25E 16

PROPERTY LOCATION: Southeast of the Boardman City Limits within the Boardman Urban Growth Boundary (UGB) along Olson Road.

FINDINGS OF FACT:

- I. BACKGROUND INFORMATION:** The subject application is to approve the siting of a church. The proposed parcel is approximately 1.4 acres and currently zoned Suburban Residential and resides within the Boardman UGB. The proposed parcel is currently undeveloped.
- II. COMPLIANCE WITH MORROW COUNTY ZONING ORDINANCE SECTIONS 3.050(B)(1), 4.045, 4.050, 4.060, 6.020, 6.030, and 6.050(D).** The requirements for approval are listed below in **bold type**, followed by a response in standard type.

MORROW COUNTY ZONING ORDINANCE SECTION 3.050 SUBURBAN RESIDENTIAL (B) Conditional Uses (1) Church.

The request is to approve the siting of a church within the Suburban Residential zone.

SECTION 4.045. BICYCLE PARKING REQUIREMENT.

This chapter also provides standards for bicycle parking, because children as well as adults need safe and adequate spaces to park their bicycles throughout the community. All uses subject to Design Review that are located within an Urban Growth Boundary shall provide bicycle parking in conformance with the following guidelines. Uses outside an Urban Growth Boundary are encouraged to provide bicycle parking based on these guidelines.

- A. Number of Parking Spaces. A minimum of two bicycle parking spaces is recommended for each use with greater than 10 vehicle parking spaces. The following additional standards apply to uses within an Urban Growth Boundary, and are recommended for other areas of the County:**
- 1. Multi-family residences: At least one sheltered bicycle space per four dwelling units, for uses of four or more units. Bicycle spaces may be located within a garage, storage shed, basement, utility room, or other similar area. If a residential development use has no such protected areas, bicycle parking spaces can be located under an eave, overhang or similar cover to be protected from rain and sun.**
The proposed use is not residential in nature. This criterion is not applicable.
 - 2. Parking Lots: At least one bicycle parking space for every ten vehicle spaces at commercial and public parking lots.**
The applicant has proposed a parking lot with 20 vehicle spaces. Staff require the inclusion of at least two bicycle parking spaces. This is recommended and listed as a condition of approval.
 - 3. Schools: One bicycle parking space for every 10 vehicle spaces, at public or private elementary and middle schools. High schools should provide one bicycle space for every five students.**
The proposed use is not a school. This criterion is not applicable.
 - 4. Colleges and trade schools: One bicycle space for every 10 motor vehicle spaces. At least half of the spaces should be sheltered under an eave, overhang or similar cover.**
The proposed use is not a college or trade school. This criterion is not applicable.
 - 5. Multiple Uses: For buildings with multiple uses, such as a commercial building or mixed use development, one bicycle space for every 10 motor vehicle spaces is recommended.**
The proposed use is not a mixed-use development. This criterion is not applicable.
- B. Exemptions. This Section does not apply to single family, two-family, and three-family housing (attached, detached or manufactured housing), home occupations, agriculture and livestock uses, or other developments with fewer than 10 vehicle parking spaces.**
The proposed use does not qualify for an exemption to bicycle parking standards. This criterion is not applicable.
- C. Location and Design. Bicycle parking should be conveniently located no farther away than the closest parking space.**
This is recommended and listed as a condition of approval.
- D. Visibility and Security. Bicycle parking should be visible to cyclists from street sidewalks or building entrances, so that it provides sufficient security from theft and damage.**
This is recommended and listed as a condition of approval.
- E. Options for Storage. Bicycle parking requirements for long-term and employee parking can be met by providing a bicycle storage room, bicycle lockers, racks, or other secure storage space inside or outside of the building.**

It is recommended and listed as a condition of approval that the applicant shall provide ample interior or exterior bicycle storage for long-term and employee parking.

F. Lighting. Bicycle parking should be least as well lit as vehicle parking for security.

No lighting has been proposed for the parking lot. Therefore, bicycle parking is just as secure as the proposed vehicle parking. Staff finds this criterion met.

G. Hazards. Bicycle parking shall not impede or create a hazard to pedestrians. Parking areas shall be located so as to not conflict with vision clearance standards in Section 4.020.

This standard is recommended and listed as a condition of approval.

SECTION 4.050. OFF-STREET PARKING AND LOADING. Buildings or structures to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off-street loading berths in sufficient number and size to handle adequately the needs of the particular use. Off-street parking areas used to fulfill the requirements of this Ordinance shall not be used for loading and unloading operations except during periods of the day when not required to care for parking needs. General provisions are as follows:

A. The provisions and maintenance of off-street parking and loading space is a continuing obligation of the property owner. Should the owner or occupant of any lot or building change the use to which the lot or building is put, thereby increasing off-street parking and loading requirements, it shall be a violation of this Ordinance to begin or maintain such altered use until such time as the increased off-street parking or loading requirements are complied with.

The applicant shall not change the use of the property or increase off-street parking without amending this application or applying for a change of use. This criterion is met.

B. Requirements for types of buildings and uses not specifically listed in this Ordinance shall be determined by the Planning Commission based upon the requirements for comparable use listed.

Refer to specified requirements for this institutional use which are outlined later in this report. This criterion is met.

C. In the event multiple uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of each use computed separately.

This criterion is not applicable as the proposed structure will maintain a singular use.

D. Owners of two or more uses, or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the County in the form of deeds, leases, or contracts to establish the joint use.

This criterion is not applicable as there are no proposals of joint use parking spaces between the parcel of proposed use and any others.

- E. Off-street parking spaces for dwellings shall be located on the same parcel with the dwelling. Other required parking spaces for residential uses shall be located not farther than 500 feet from the building or use they are required to serve, measured in a straight line from the building.**

This criterion is not applicable as the proposed use is not residential in nature.

- F. Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.**

None of the proposed parking shall be used for the storage of material or parking of vehicles not associated with the use. This is recommended and listed as a condition of approval.

- G. Parking designated exclusively for people with disabilities shall be provided in conformance with the Americans with Disabilities Act.**

All proposed ADA parking shall be constructed in conformance with all applicable ADA standards. This is recommended and listed as a condition of approval.

- H. The Director may, upon request, allow a reduction in the number of required off-street parking spaces in housing developments for elderly or disabled persons if such reduction is deemed appropriate after analysis of the size and location of the development, resident auto ownership, number of employees, possible future conversion to other residential uses and other similar relevant factors.**

This criterion is not applicable as the use is not residential in nature.

SECTION 4.060. DESIGN AND IMPROVEMENT STANDARDS - Parking Lots

- A. Except for single-family and duplex dwellings, areas used for parking for more than two vehicles shall have durable and dustless surfaces adequately maintained.**

The proposed parking lot will be constructed with a chip seal surface, making the parking lot much more durable and dustless than a standard gravel lot. Staff do not recommend any further conditions be applied to the parking lot. This criterion is met.

- B. Except for parking in connection with single-family and duplex dwellings, parking and loading areas adjacent to or within a residential zone or adjacent to a dwelling shall be designed to minimize disturbance to residents by the erection between the uses of a sight-obscuring fence or planted screen of not less than six (6) feet in height except where vision clearance is required.**

The nearest dwelling is located approximately 300 feet from the proposed parking lot. Staff find this distance adequate to exclude the need for a fenced parking lot.

This criterion is met.

- C. Parking spaces along the outer boundaries of a parking lot shall maintain a minimum setback from the property line of five feet, unless a greater setback**

is specified for a structure in the zoning district, and shall be contained by a bumper rail or by a curb which is at least four inches high.

All proposed parking spots meet the minimum setback requirement of a setback distance of 5 feet from the property line. This criterion is met.

- D. Artificial lighting which may be provided shall not shine or create glare in any residential zone or on any adjacent dwelling.**

This criterion is not applicable as no lighting is proposed.

- E. Access aisles shall be a minimum of 24 feet wide for two-way traffic. The minimum aisle width for emergency vehicle access (with one-way traffic) is 20 feet.**

All proposed access aisles exceed the minimum of 24 feet wide to accommodate two-way traffic. This criterion is met.

- F. Except for single-family and duplex dwellings, groups of more than two parking spaces shall be so located and served by a driveway that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.**

The proposed use and parking lot depicts a traffic plan which prevents any backing movements within a right-of-way. This criterion is met.

- G. Service drives to off-street parking areas shall be a minimum of 24 feet wide for two-way traffic flow, and 20 feet wide for one-way traffic flow. The number of service drives shall be limited to the minimum that will accommodate anticipated traffic.**

The parcel of proposed use is accessed via a 30-foot public easement. This criterion is met.

- H. Driveways shall maintain minimum sight distance per the standards of Section 4.020 of this Ordinance.**

The existing access easement is not yet constructed. It is recommended and listed as a condition of approval that the access easement be constructed to maintain minimum sight distance standards.

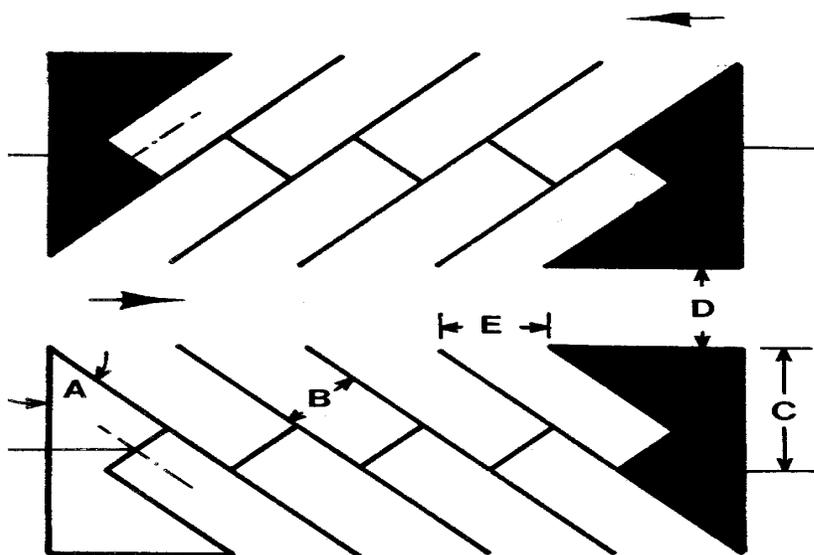
- I. The standards set forth in the table below shall be the minimum for parking lots approved under this Ordinance (all figures are in feet except as noted). The letters in the first row of the table correspond to the letters in the following diagram.**

The proposed parking lot meets all parking lot standards outlined in the table below. This criterion is met.

**TABLE 4.060-1
OFF-STREET PARKING DESIGN STANDARDS**

A	B	C	D	E
Parking angle degree	Stall width	Stall to curb (19' long stall)	Aisle width	Curb length per car
0	8.5	8.5	12.0	23.0
45	8.5	19.4	12.0	12.0
60	8.5	20.0	15.0	9.8
75	8.5	19.6	24.0*	8.8
90	8.5	19.0	24.0*	8.5

*Two-way circulation



SECTION 6.020 General Criteria In judging whether or not a conditional use proposal shall be approved or denied, the Commission shall weigh the proposal's appropriateness and desirability, or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed and, to approve such use, shall find that the following criteria are either met or can be met by observance of conditions.

(1) The proposal will be consistent with the Comprehensive Plan and the objectives of the Zoning Ordinance and other applicable policies and regulations of the County.

A church is allowed conditionally in the Suburban Residential (SR) zone. Staff finds that the proposed uses are consistent with the Comprehensive Plan and Zoning Ordinance and applicable criteria are met.

(2) If located within the Urban Growth Boundary of a city, that said city has had an opportunity to review and comment on the subject proposal.

The proposed use lies within the Boardman Urban Growth Boundary. The City of Boardman has received notice of this land use action and been given the opportunity to review and comment. This criterion is met.

(3) The proposal will not exceed carrying capacities of natural resources or public facilities.

This authorization to approve the siting of a church does not significantly impact carrying capacities of natural resources or public facilities. A copy of the findings has been provided to Morrow County Public Works for their review and comment. This criterion is met.

SECTION 6.030 General Conditions In addition to the standards and conditions set forth in a specific zone, this article, and other applicable regulations; in permitting a new conditional use or the alteration of an existing conditional use, the Commission may impose conditions which it finds necessary to avoid a detrimental impact and to otherwise protect the best interests of the surrounding area or the County as a whole. These conditions may include the following:

- A. Limiting the manner in which the use is conducted including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.**
Staff have not identified any environmental concerns that would require special consideration or conditions.
- B. Establishing a special yard or other open space or lot area or dimension.**
The applicant has provided a site plan which depicts a large open yard area on the lot in conjunction with the proposed use. Staff would not require establishing additional open space.
- C. Limiting the height, size or location of a building or other structure.**
Building height is limited in the Suburban Residential zone to no more than 35 feet, but the use of a church expands that limit to 50 feet with additional standards. The proposed church structure does not exceed the maximum lot coverage of 30 percent of the lot area. Staff would find this criterion met.
- D. Designating the size, number, location and nature of vehicle access points.**

1. **Where access to a county road is needed, a permit from Morrow County Public Works department is required. Where access to a state highway is needed, a permit from ODOT is required.**
Access to the parcel is achieved via an easement through Tax Lot 800, connecting Tax Lot 807 to Olson Road. This easement extends north through the proposed lot to allow access from Tax Lot 808 to Olson Road. The Findings of Fact have been provided to Morrow County Public Works for review and comment.
2. **In addition to the other standards and conditions set forth in this section, a TIA will be required for all projects generating more than 400 passenger car equivalent trips per day. A TIA will include: trips generated by the project, trip distribution for the project, identification of intersections for which the project adds 30 or more peak hour passenger car equivalent trips, and level of service assessment, impacts of the project, and mitigation of the impacts. If the corridor is a State Highway, use ODOT standards.**
This action will not trigger the need for a Traffic Impact Analysis as the average daily trips will not exceed 400 passenger car equivalent trips per day.

E. Increasing the amount of street dedication, roadway width or improvements within the street right-of-way.

The property is accessed via a 30-foot non-exclusive easement. This access is satisfactory with staff and would not require increasing dedication width to the easement. The Findings of Fact have been provided to Morrow County Public Works and the Fire Marshall for their review and comment.

1. It is the responsibility of the land owner to provide appropriate access for emergency vehicles at the time of development.

This is recommended and listed as a condition of approval. Findings of Fact have been provided to the Boardman Rescue Fire Protection District for their review and comment.

F. Designating the size, location, screening, drainage, surfacing or other improvement of a parking area or loading area.

The parking area is located immediately east of the church, containing 20 parking spots. This number of parking spots is adequate for the maximum capacity of 80 for the church building. Drainage swells are proposed around the property to mitigate runoff.

G. Limiting or otherwise designating the number, size, location, height, and lighting of signs.

No signs are currently being proposed. Any future addition of signage would need to meet the requirements of the Morrow County Zoning Ordinance Section 4.070.

H. Limiting the location and intensity of outdoor lighting and requiring its shielding.

The application indicated that no new lighting is planned.

I. Requiring diking, screening, landscaping or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance.

The proposed use would not require diking, screening or landscaping to protect nearby property. However, the applicant has advised that landscaping would occur around the church itself as the property only contains uncut vegetation.

- J. **Designating the size, height, location and materials for a fence.**
No fences are currently being proposed. Staff would not create any additional requirements.
- K. **Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.**
The proposed parcel only contains uncut vegetation. The applicant plans to landscape around the church itself. No additional protection of natural resources are recommended.
- L. **Other conditions necessary to permit the development of the County in conformity with the intent and purpose of this Ordinance and the policies of the Comprehensive Plan.**
No additional requirements are deemed necessary by staff.

SECTION 6.050. STANDARDS GOVERNING CONDITIONAL USES. A conditional use shall comply with the standards of the zone in which it is located and with the standards set forth in this subsection.

- D. **Church, hospital, nursing home, convalescent home, retirement home:**
 - 1. **Such uses may be authorized as a conditional use only after consideration of the following factors:**
 - a. **Sufficient area provided for the building, required yards, and off-street parking (related structures and uses such as a manse, parochial school, or parish house are considered separate principal uses and additional lot areas shall be required therefore).**
The proposed parcel is of an appropriate size for a use of this capacity. Staff finds this parcel fit to provide sufficient area for the church, yards, and parking. This criterion is met.
 - b. **Location of the site relative to the service area.**
The proposed site is located centrally in the County's residential zones outside of the Boardman City Limits.
 - c. **Probable growth and needs therefore.**
There are no given plans for expansion of this use. Any expansion would be cause for amending the original land use application.
 - d. **Site location relative to land uses in the vicinity.**
The surrounding uses are residential and farming. The proposed use is common within residentially zoned areas.
 - e. **Adequacy of access to and from principal streets together with the probable effects on the traffic volumes of abutting and nearby streets.**
The parcel is accessible via a 30-foot non-exclusive easement. Notice and a copy of the findings have been made available to Morrow County Public Works and the Fire Marshall for their review and comments.

2. Such uses or related buildings shall be at least 30 feet from a side or rear lotline.

It is recommended and listed as a condition of approval that all proposed structures are built at least 30 feet from side or rear lot lines.

3. Such uses may be built to exceed the height limitations of the zone in which it is located to a maximum height of 50 feet if the total floor area of the building does not exceed the area of the site and if the yard dimensions in each case are equal to at least two-thirds of the height of the principal structure.

The proposed church is not to exceed 50 feet in height. Dimensions will be reviewed again at the time of zoning permit submission.

III. LEGAL NOTICE PUBLISHED: June 5, 2024
Heppner Gazette-Times

June 4, 2024
East Oregonian

IV. AGENCIES NOTIFIED: Marty Broadbent, Fire Marshall; Bev Bridgewater, West Extension Irrigation District; Mike Hughes, Boardman RFPD; Brandon Hammond, City of Boardman; Carla McClane, City of Boardman; Mike Gorman, Morrow County Assessor; Glen McIntire, Building Official; Eric Imes, Morrow County Public Works Director; Dawn Hert, DLCD.

V. PROPERTY OWNERS NOTIFIED: June 5, 2024

VI. HEARING DATE: June 25, 2024
Bartholomew Building
Heppner, Oregon

VII. DECISION OF PLANNING COMMISSION: The Planning Director recommends approval of the application subject to the following CONDITIONS OF APPROVAL:

1. The parking lot shall include a minimum of two bicycle parking spaces conveniently located no further away than the closest vehicle parking space, visible from the building entrance so as not to create or impede hazards for pedestrians.
2. The applicant shall provide ample interior or exterior bicycle storage for long-term and employee parking.
3. None of the proposed parking shall be used for the storage of material or parking of vehicles not associated with the use.
4. All proposed ADA parking shall be constructed in conformance with all applicable ADA standards.
5. The access easement be constructed to maintain minimum sight distance standards.
6. All proposed structures are to be built with a minimum of 30 feet setback from the side or rear lot lines.
7. The applicant shall provide appropriate emergency vehicle access at the time of development.
8. All applicable water and wastewater permits shall be obtained prior to zoning permit approval.

Stacy Ekstrom, Chair

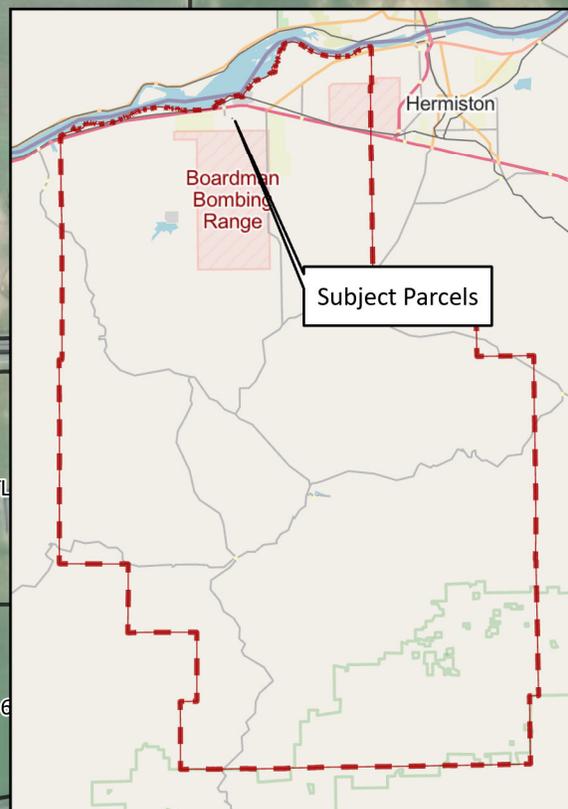
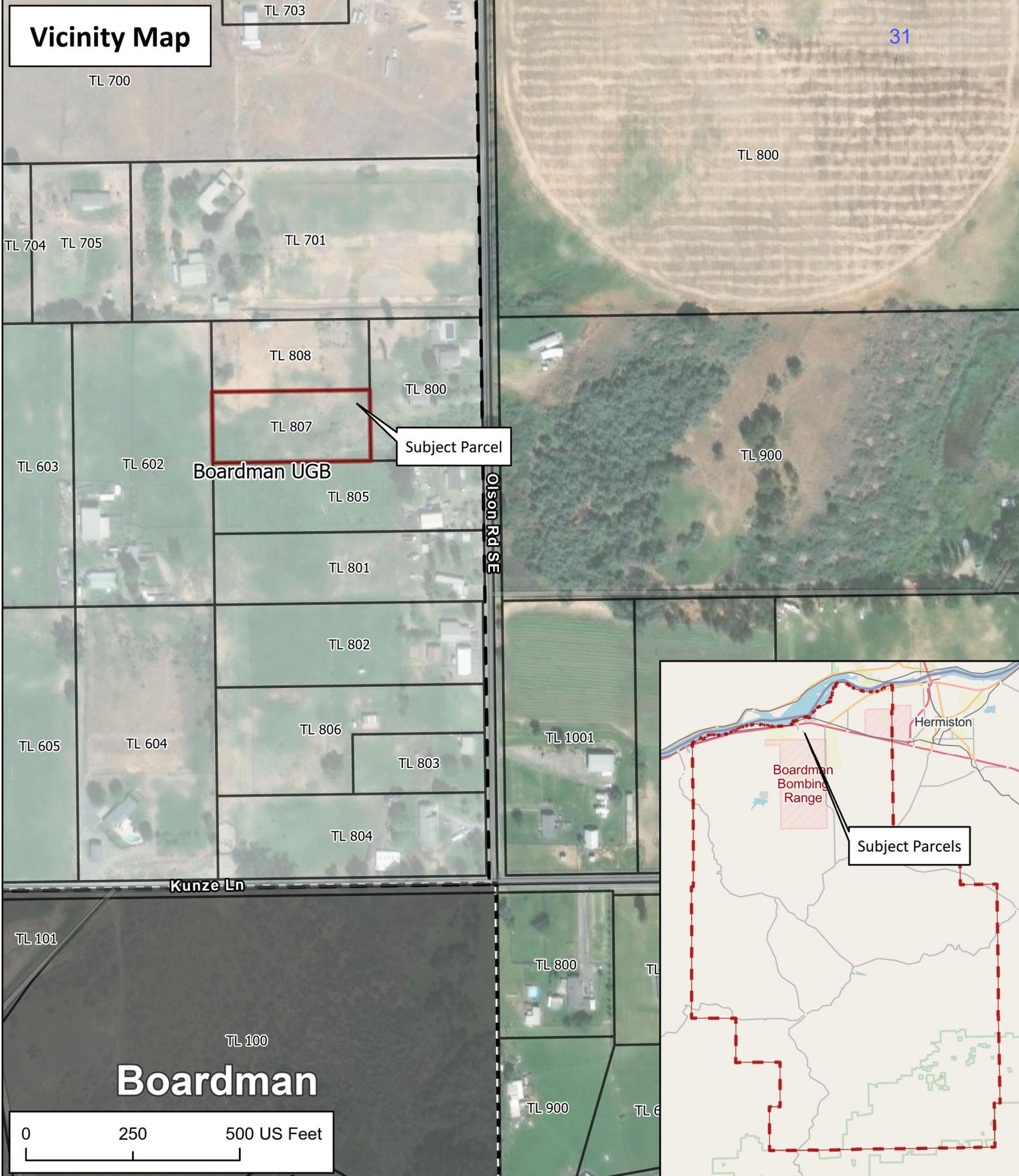
Date

Attachments:

Vicinity Map

Application with attachments

Vicinity Map



Boardman



CUP-N-368-24

Beau Bankston
4N25E16 TL807

- City Limits
- Morrow County Tax Lot
- UGB
- Morrow County Boundary
- Subject Parcel

Coordinate System:
NAD 1983 HARN StatePlane Oregon North FIPS 3601
Projection: Lambert Conformal Conic
Datum: North American 1983 HARN

Cartography By: Stephen Wrecsics
Wednesday, May 29, 2024
Morrow County Planning Department



CORRECTED	OWNER 1	OWNER 2	MAIL ADDRESS	CITY	STATE	ZIPCODE
4N25E16 808	SALAZAR, ALFREDO JR.		P.O. BOX 471	BOARDMAN	OR	97818
4N25E16 807	SHIMER, CAITLIN & SHIMER, SEAN		101 FALCON CT	BOARDMAN	OR	97818
4N25E16 805	SANCHEZ, JUAN A & MADRIGAL, SELINA		78712 OLSON RD	BOARDMAN	OR	97818
4N25E16 800	HEARN, ALESIA K		78758 OLSON RD	BOARDMAN	OR	97818
4N25E16 705	DUFF, KOCUS G		78806 OLSON RD	BOARDMAN	OR	97818
4N25E16 701	TOBIN, MICHAEL L & TOBIN, KOCUS D		78804 OLSON RD	BOARDMAN	OR	97818
4N25E16 602	WETZEL, JACK		70677 KUNZE LN	BOARDMAN	OR	97818

CUP-N-368-24 | Beau Bankston SR: 2500ft.
 4N25E16 TL807
 S:\Planning\Cup\South\2024



LAND USE APPLICATION
CONDITIONAL USE REQUEST

RECEIVED
MAY 01 2024

BY MR
PAID
\$1600.00
OK 11/5

FILE NUMBER CLP-N-368-24

Date Received _____

Date Deemed Complete _____

Applicable Zoning Ordinance Criteria: _____

Applicant:

Name(s) Beau Bankston

Address _____

1940 Ne 10 th Hermiston or 97838

Phone 5415611606 E-mail address beaubankston_src@gmail.com

Legal Owner: (if different from applicant)

Name(s) Sean Shimer /Caitlin Shimer

Address 78758 olson rd 96818

Proposed Conditional Use:

Description of Request and the Proposed Use:

We are wanting to building a church build that is 40x80

Existing Property Description:

Township 04 Range 25e Section 16 Tax Lot(s) 807

Zoning Designation SR
(If EFU or FU, soil information is required with your statement)

Located within an UGB? Yes If yes, which city? Boardman

Physical Address N/A

General Location It is located south west of Boardman off of Olson rd

Public Road Access No

Improvement Type and Condition of Road _____

Fire Protection District or Method Boardman rural

Solid Waste Disposal Method Septic

Existing Use of the Property _____

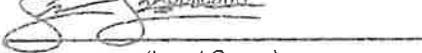
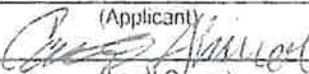
Please provide a statement with the following information to the Planning Department:

1. A plot plan of the property with existing and proposed structures and roads and accesses
2. Existing and proposed water supply
3. Existing and proposed sewage disposal method
4. Utilities and other public services provided
5. Signs and/or lighting required
6. Parking/loading and fencing required
7. Drainage, is the land or any portion of it subject to flooding?
8. What, if any, change will there be in traffic use of the existing access?
9. Will the proposed use generate more than 400 automobile trips per day?
10. Will any new access be required?
11. A description of how the proposal will be compatible with surrounding land uses.
12. How the proposal will protect and preserve existing natural resources such as trees, vegetation, water resources and wildlife habitat and whether diking, screening or other landscaping will be required to protect nearby properties and habitats.

The applicant is responsible for providing all of the information to show compliance with the standards for approval. If you are unsure of the standards required by the code, the Planning Department will be happy to provide them, but it is the applicant's duty to prove to us your proposal meets all of the given code requirements. Your plot plan and narrative should show or answer the above details as well as address specific issues about your particular application as well.

Signatures:

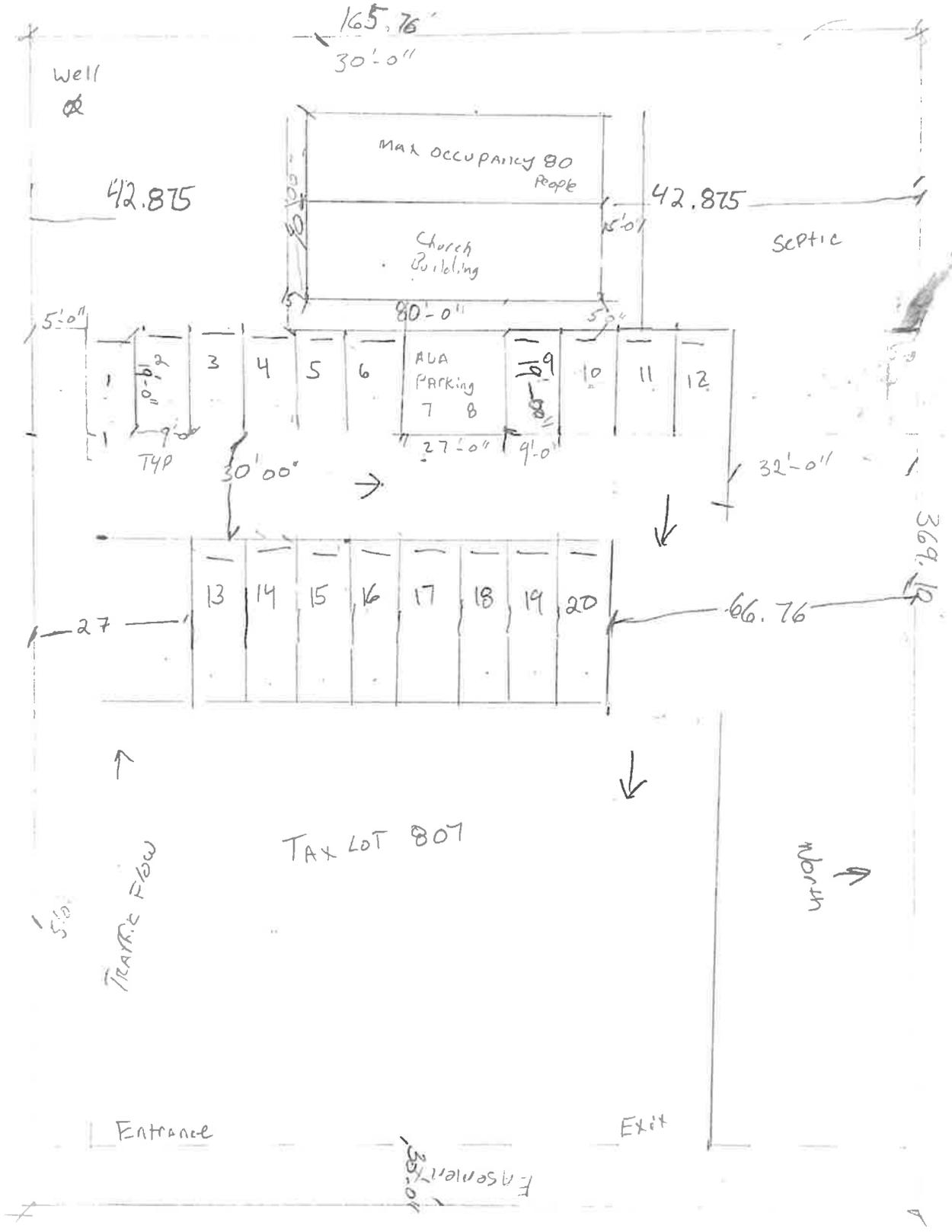
I(we), the undersigned, acknowledge that I am familiar with the standards and limitations set forth by the Morrow County Zoning Ordinance and that additional information and materials may be required, as provided by the Zoning Ordinance and Comprehensive Plan. I propose to meet all standards set forth by the County's Zoning Ordinance and any applicable State and Federal regulations. I(we) certify that the statements and information provided with this application are true and correct to the best of my knowledge

Signed:  _____ (Applicant)
 _____ (Legal Owner)
 _____ (Legal Owner)

If this application is not signed by the property owner a letter authorizing signature by the applicant must be attached.

Date: _____ Fee: _____

Morrow County Planning Department
P.O. Box 40, Irrigon Oregon 97844
(541) 922-4624 FAX: (541) 922-3472



- 1 . Plot plan is above
2. We will be drilling a well
3. The property is approved for a sand filter septic
4. All utilities we will be responsible for bring them on the property
- 5 . Signs and lights are not required
6. There will be a 20 space parking lot fencing is not required.
7. We will be installing drainage swells on the property
8. There will be no change in traffic access .
9. The proposed plan will not generate more than 400 vehicles
10. We will be use if the access on the tax map as of right now that access is not constructed
11. We are just looking to build a 40 x80 church building it will have the appearance of the surrounding structures
12. There is no trees on the property it is just uncut vegetation . We will be doing landscaping around the building

Thank you,

Beau Bankston

Sage River Construction LLC

beaubankston.src@gmail.com

541-561-1606

On Wed, May 1, 2024 at 8:36 AM Michaela Ramirez <mr Ramirez@co.morrow.or.us> wrote:

Good morning Beau,

I have received your permit, thank you.

I have included, below, some options for your \$600.00 payment.

You may make your payment directly on the Morrow County website, on the Planning Department page, or go to:

<https://client.pointandpay.net/web/MorrowCountyPlanningDepartment>

Point and Pay charges an automatic fee of 3% (with a minimum \$2 charge). If you have any difficulty, please call our office at 541-922-4624 or mail a check to Morrow County Planning Department, [215 NE Main Ave, Irrigon, OR 97844](https://www.morrowcounty.gov/215-NE-Main-Ave-Irrigon-OR-97844).

Michaela Ramirez

From: Eric Imes
Sent: Monday, June 10, 2024 11:39 AM
To: Michaela Ramirez
Subject: RE: Beau Bankston Notice CUP-N-368-24

Hi Michaela,

I have concerns about access onto the property from Olson. The access for a church would need to be of more significant size than a residence.

Thank you,

Eric Imes
Public Works Director
Morrow County Public Works
eimes@co.morrow.or.us
541-989-9500



From: Michaela Ramirez <mramirez@co.morrow.or.us>
Sent: Thursday, June 6, 2024 1:09 PM
To: Dawn Hert <Dawn.Hert@dcd.oregon.gov>; Marty Broadbent <MBroadbent@boardmanfd.com>; Bev Bridgewater <bbridge@oregontrail.net>; mhughes@boardmanfd.com; Carla McLane <mclanec@cityofboardman.com>; Brandon Hammond <hammondb@cityofboardman.com>; Mike Gorman <mgorman@co.morrow.or.us>; mcintireg@cityofboardman.com; Eric Imes <eimes@co.morrow.or.us>; Beau Bankston <beaubankston.src@gmail.com>
Cc: Landon Jones <ljones@co.morrow.or.us>
Subject: Beau Bankston Notice CUP-N-368-24

Hello,

You are provided this notice as an affected agency or adjoining landowner.

Attached is the Landowner Letter, Public Notice, and Map for a Conditional Use Permit CUP-N-368-24.

Please contact Landon Jones at the Planning Department, ljones@co.morrow.or.us, with any questions or to provide public comments.

Morrow County Planning Dept.

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To: Morrow County Board of Commissioners
 From: Tamra Mabbott, Planning Director
 CC: Planning Commission
 BOC Date: June 18, 2024
 RE: Monthly Planning Update

Mission Statement

Morrow County Planning Department provides guidance and support to citizens for short term and long-range planning in land use, to sustain and improve the county's lands for future generations. Our goal is to foster development where people can live, work & play.

May 28, 2024 Planning Commission Meeting

At their May 28th monthly meeting the Planning Commission hosted a work session on a set of code updates. The changes are primarily focused on making the development approval process clear and consistent. We hope to have a draft to send to State Department of Land Conservation & Development (DLCD) by June 21st and hold the first legislative hearing in front of the Planning Commission on July 30th.

Energy Projects

Numerous large projects are under review by the state Energy Facility Siting Council (EFSC) including new applications and amendments to approved projects. Staff met with development teams and EFSC staff to review projects.

Summary of energy projects in Morrow County is found here:
<https://www.co.morrow.or.us/planning/page/renewable-energy-1>



Solar Siting Rule Advisory Committee

The State of Oregon is in the process of updating the land use standards for permitting solar facilities. The formal name of the committee is the Solar Rules Advisory Committee (RAC), which met in May at the Rees Military Training Center. The Planning Director participated in the meeting and also joined the tour of solar, wind and transmission facilities in Morrow County.

Morrow County Heritage Trail Update

County received several good proposals from consultants to update the Heritage Trail Master Plan and interviewed three firms. The Notice of Intent to Award will be posted soon and staff

anticipates a project kick off meeting in early July. Anyone interested in being involved in the trail plan update please contact Landon Jones, Planning Tech, ljones@co.morrow.or.us or (541) 922-4624. The department is looking for people with a general interest in the trail or people who have a project in mind or members of groups who use the trail.

Interpretive Panel Update

The Interpretive Panel final design is complete and the contractor, Sea Reach, Limited, has started the production of the new panels. Unfortunately, the fabrication facility, located in Texas, has been damaged by a tornado. Final delivery has been delayed, and the contract with Sea Reach has been extended until December 31, 2024. The final drafts can be viewed at the link below.

<https://www.co.morrow.or.us/planning/page/heritage-trail-panels>

WATER AND PLANNING ACTIVITIES

Water Advisory Committee

The June 3rd meeting of the Water Advisory Committee included reports from the Oregon Department of Environmental Quality and Oregon Department of Agriculture. Slides are attached and will be posted on the Department website soon. Meeting also included a preliminary discussion of policies and projects. County staff, GSI Water Solutions and Oregon Water Resources Department staff met with several landowners to hear concerns about declining water levels. Additional meetings with landowners are being scheduled. The next WAC meeting is scheduled for July 8, 2024, 4-6 pm at the North Morrow County Government Center, Irrigon. Agenda and meeting information is posted on county webpage here: <https://www.co.morrow.or.us/meetings> Agendas are posted a week prior to the meeting and includes a link for virtual participation. Anyone with difficulty connecting to the meeting please contact Michaela Ramirez, Office Assistant, (541)922-4624.



LUBGWMA

LUBGWMA Committee did not meet in May but will meet on Friday, June 7th for a brief update from state agencies on their internal evaluation of the LUBGWMA Committee. Subcommittee meetings have also paused pending recommendation of Oregon DEQ and other state agencies.

Dr. Salini Sadishiran, OSU professor, and Madison Anzarut, OSU graduate student, have been in the county testing wells as part of a new research project intended to better understand water quality and possible linkage to septic systems. Planning and Public Health staff have helped with introductions to landowners wanting to have their wells tested. Thank you to all the households and people who helped with this OSU research project.

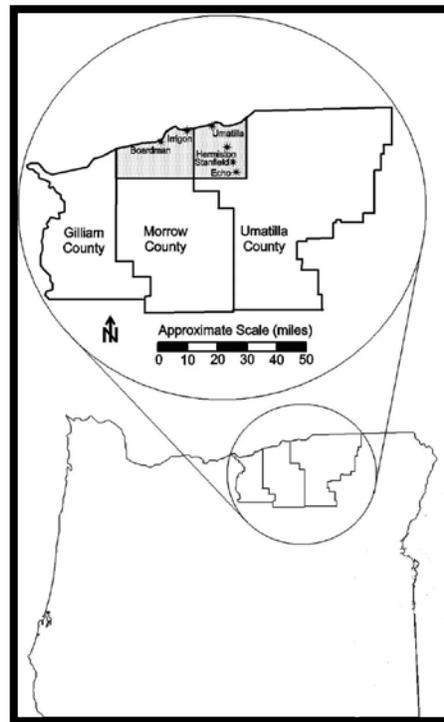
EPA Grant - Morrow Umatilla County Drinking Water Investigation

The “Morrow and Umatilla County Drinking Water Investigation” aka the EPA grant hosted two workshops in May, one workshop on data and another on communication. plan and protocol. There was very good attendance and participation in both workshops. Notes will be posted on the website soon. The consultant, GSI Water Solutions, Inc., and Steering Committee are working to secure all of existing data from public agencies, a precursor to development of a Quality Assurance Protocol Plan (QAPP) which will need to be approved by the Environmental Protection Agency. As a follow-up to the communications workshop, the consultant will develop a comprehensive communication plan. The workshop participants acknowledged the multiple efforts and messaging about the nitrate issues in the basin. The communication plan will include material that will illustrate those various efforts and programs as well as recommendations to provide outreach for the EPA-funded research project.

Staff are beginning work on another grant application based on a Congressionally Directed Spending (CDS) allocation. This \$1.2 million for phase II of the project will fund design and engineering for neighborhoods and residences with high nitrates in Morrow County.

With the Board of Commissioners' support, Planning and Administration are working on outreach to the West Glen neighborhood about possible solutions to water quality problems in that area. The Governors Regional Solutions Team has been a supportive partner and is helping to identify an independent third-party public engagement group to help with communications. The staff has submitted applications to Biz Oregon to procure a preliminary engineering feasibility study.

Water Data and Mapping



County Planning and GIS staff are working with GSI Water Solutions Inc. to create a map using data recently received from a GIS data set from the Oregon Health Authority (OHA).

For more information about the Drinking Water Investigation, the Water Advisory Committee (WAC), and other water information please click on the water tab on the Planning Department web page. <https://www.co.morrow.or.us/planning/page/water>

CODE COMPLIANCE

The vacant Compliance Planner position has been filled, and our new compliance planner is set to start on June 24th. Staff continue to manage code compliance in the meantime. Staff continually meet with landowners to discuss their action plan abatement agreements regarding commercial operations operating within residential zoning.

Natural Hazards

Staff expects a draft Mitigation Plan (NHMP) Update this month. Staff are also beginning discussion about the next natural hazard planning effort, an update to the Community Wildfire Protection Plan (CWPP) that will be initiated later this year.

Planning Tech Landon Jones attended a week-long course on floodplain management. His training will continue and will culminate with a certificate in floodplain management.

Other

Planning Director Tamra Mabbott and Principal Planner Daisy Goebel attended the Eastern Oregon Planners Network Meeting in Baker City on May 6-7. The meeting included training, presentations and networking.

Planning Director has been working on the upcoming Eastern Oregon Economic Summit scheduled for June 20-21 in Hermiston. Director Mabbott will moderate a panel on water.