



PLANNING DEPARTMENT

P.O. Box 40 | Irrigon, Oregon 97844
 (541) 922-4624 | FAX: (541) 922-3472

AGENDA

Morrow County Planning Commission
Tuesday, September 24, 2024, 6:00 pm
Morrow County Government Center, Irrigon, 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
 Kaitlin Kennedy, Compliance Planner

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Minutes:** (Draft) August 30, 2024 [pgs. 4-7](#)
5. **Public Hearings** to begin at 6:00 PM (COMMISSION ACTION REQUIRED):

5a. Conditional Use permit CUP-N-373-24: Juan Sanchez, Owner Applicant [pgs. 9-25](#)
 Conditional Use Permit to allow the storage and operation of a commercial trucking business on a residential property. The property is described as Tax Lot 805 of Assessor's Map 4N25E16. The subject parcel is zoned Suburban Residential (SR) and is located inside of the City of Boardman Urban Growth Boundary (UGB). Criteria for approval includes Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.050, Suburban Residential, and Article 6 Section 6.050.G, Standards Governing Conditional Uses, Home Occupations.

5b. Conditional Use permit CUP-N-374-24: Taryn Suchy Applicant, Stuart and Julie Dick Owner [pgs. 27-43](#)

Conditional Use Permit to allow the commercial operation of a short-term rental unit within an existing residential home as a Home Occupation. The property is described as Tax Lot 400 of Assessor's Map 5N26E23B. The subject parcel is zoned Rural Residential (RR1) and is located outside of Irrigon city limits and Urban Growth Boundary (UGB). Criteria for approval includes Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.040, Rural Residential,

and Article 6 Section 6.050.G, Standards Governing Conditional Uses, Home Occupations.

- 6. **Other Business:** September Planning Update [pgs. 45-49](#)
- 7. **Correspondence:**
- 8. **Public Comment:**
- 9. **Adjourn:**

Next Meeting: Tuesday, October 29, 2024, at 6:00 p.m.
Location: Bartholomew Building Heppner, OR

ELECTRONIC MEETING INFORMATION

Morrow County Planning is inviting you to a scheduled Zoom meeting. Topic: Planning Commission
Time: September 24, 2024, 6:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/6554697321?pwd=dFMxR2xlaGZkK1ZJRrVrS1Q0SmRxUT09&omn=82399460065>

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@co.morrow.or.us.

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**Draft Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, August 27, 2024, 6:00 pm
Bartholomew Building
110 N Court St Heppner, OR**

Remake Commissioner Trip Finch's Mileage for correction

COMMISSIONERS PRESENT:

Stacie Ekstrom, Chair
Mary Killion
Karl Smith
Trip Finch
Charlene Cooley
John Kilkenny
Brian Thompson

COMMISSIONERS ABSENT:

Stanley Anderson
Liz Peterson

ATTENDANCE via ZOOM:

STAFF PRESENT:

Tamra Mabbott, Planning Director
Daisy Goebel, Principal Planner
Kaitlin Kennedy, Code Compliance Planner
Michaela Ramirez, Administrative Assistant

Staff Zoom:

Stephen Wrecsics, 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 July MINUTES Amend that Mary Killion was present.

Recommended Action: Approve

Action: Approved with the change of the Commissioner's attendance (Mary Killion).

Director Tamra Mabbott presented:

5a. Conditional Use Permit CUP-N-371-24: Antonio Trujillo Albarran, Owner Applicant.

Conflicts of interest: None

Request: Conditional Use permit to allow the storage and operation of a commercial trucking business on a residential property. The property is described as Tax Lott 3900 of Accessor's Map 4N25E20A. The subject parcel is zoned Suburban Residential (SR) and is located inside of the City of Boardman Urban Growth Boundary (UGB). Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.050. Suburban Residential and Article 6 Section 6.050. G, Standards

Governing Conditional Uses, Home Occupations.

Questions or Comments for Staff by Commissioners: Commissioners Killion, Kilkenny, Finch, Cooley

Testifying Parties:

Applicant/Representatives:

Urvin Monares 1030 SW 11th St., Hermiston, OR
 Antonio Trujillo Albarran
 Pedro Ramirez, 705 Paul Smith Rd Sp. 111 Boardman, OR
 Liliana Renteria 7567 Depot Ln, Boardman, OR

Questions or Comments for the Applicant by Staff: Director Mabbott
Proponents, Opponent, Neutral: Liliana Renteria 7567 Depot Ln, Boardman, OR
Any interested agency or party: None
Anyone wanting to keep the record open or continue: None

Public Hearing closed:

Questions or Comments for the Staff by Commissioners: Commissioners Thompson, Kilkenny, Killion, Finch, Cooley

Questions or Comments from Staff: Director Mabbott, Compliance Planner Kennedy

Conditions of approval: as presented on page 16.

10. if trucks remain in violation, landowners will be issued a code citation for the violation.

Motion to approve: Conditional Use permit CUP-N-371-24

Motion by: Commissioner Thompson to approve **Conditional Use permit CUP-N-371-24**

Seconded by: Commissioner Smith

Discussion on the motion: If there are no violations at the end of the year the permit does not have to be presented to the Planning Commission.

VOTE: All voted

Action: Motion approved

Principal Planner Daisy Goebel presented:

5b. Land Use Decision LUD-N-68-24: Amazon Data Services, Inc., Owner: Integrus, Applicant

Conflicts of interest: None

Request: Land Use Decision to review an application for a new data center campus on property zoned Airport Light Industrial (ALI), adjacent to the Boardman Airport. The subject property is described as Parcel 2 of Partition Plant 2022-16 (Tax Lot 138 of Assessor's Map 4N24E). The property is located approximately 4 miles west of Boardman's Urban Growth Boundary, southwest of the Tower Road/I_84 interchange, Criteria for approval include Morrow County Zoning Ordinance (MCZO) Section 3.076 ALI Zone Section 3.092 ASC Overlay, and MCZO Article 4, Supplementary Provisions.

Questions or Comments for Staff by Commissioners: Commissioners Killion, Kilkenny
Chair Ekstrom opened the testimony part of the Public Hearing:

Testifying Parties:

Eric Imes, Public Works-Testifying party
Scott Mansur, DKS-Testifying
Megan Lin, Perkins Coie, 1120 NW Coe St Portland, OR, Amazon Data Services
Jesse Walt, 707 SW Washington St. Ste 1200, Portland, OR

Questions or Comments for Staff by Commissioners: Commissioner Killion

Proponents, Opponent, Neutral: None

Anyone wanting to keep the record open or continue: None

Public Hearing is closed.

Additional Questions for staff by Commissioners: Commissioners Finch, Killion,

Rebuttal by Applicant: David Amenyero, AWS 211 Newell St., Walla Walla, WA

Additional Questions for staff by Commissioners: Commissioners Thompson, Killion, Kilkenny, Finch

Comments by staff: Principal Planner Goebel

General Public:

Jacob Cain, Director of Engineering for the Port of Morrow

Additional Questions for Engineer by Commissioners: Chair Ekstrom, Commissioners Finch, Kilkenny, Thompson

Questions by staff for Legal Counsel Dan Kearns: Director Tamra Mabbott

Questions by Commissioners for Legal Counsel Dan Kearns: Commissioners Thompson, Killion, Kilkenny

Conditions of approval:

G. subsequent condition they will have to show proof 2 DEQ permits to meet the demand.

Questions by Commissioners for Public Works Erik Imes: Commissioner Killion

Recommended Action: Approve **Land Use Decision LUD-N-68-24**

Motion: Approve **Land Use Decision LUD-N-68-24**

Motion by: Commissioner Kilkenny

Seconded by: Commissioner Cooley

Vote: All voted 3 No's 4 Yes

Action: Approved

Principal Planner Daisy Goebel presented:

Continued: Legislative Code Updates: AZ-154-24

Request: Zoning Code Update to revise ministerial and administrative processes, provide clear and objective standards for ministerial permits, include basic serviceability requirements, improve consistency in terminology, reassess the appropriate process for certain uses, clarify vesting requirements, and consolidate the current public comment and appeal periods for administrative decisions, among other changes. Criteria for approval are provided in MCZO Article 8, Amendments.

Questions or Comments to Staff from Commissioners: Commissioner Finch, Thompson, Killion, Kilkenny, Chair Ekstrom

Testifying Parties:

Megan Lin, Perkins Coie, 1120 NW Coe St Portland, OR, Amazon Data Services

Questions for Commissioner from Staff: None

Amendments:

“Goal 11 Exception” instead of a Legislative Exception
Changes to pages 248, 251, and 252 for serviceability standards per staff slides.
Add the process flowchart clarifying that the LUCS can be signed prior to ministerial zoning permit approval.

Recommended Action: to approve **Legislative Code Updates: AZ-154-24**

Motion: to approve **Legislative Code Updates: AZ-154-24**

Motion by: Commissioner Finch

Seconded by: Commissioner Cooley

Vote: All voted

Action: Approved (unanimous)

A motion was made to make Data Centers a Conditional Use

Motion: The zones where data center are allowed as an outright use to be amended to allow them subject to a Conditional Use permit.

Motion by: Commissioner Killion

Seconded by: Commissioner Finch

Vote: All voted

Action: Approved unanimously

Other Business: August Planning Update

Correspondence: None

Public Comment: None

Adjourned: Meeting adjourned at 9:40 PM

Next Meeting: Tuesday, September 24, 2024, at 6:00 p.m. The next meeting will be held in Irrigon, OR in the Morrow County Government Center.

Respectfully submitted,
Michaela Ramirez

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**PRELIMINARY FINDINGS OF FACT
CONDITIONAL USE REQUEST
CUP-N-373-24**

REQUEST: To allow a Home Occupation Permit in a Suburban Residential (SR) Zone for the operation of a small commercial trucking business.

APPLICANT/OWNER: Juan Sanchez
78712 Ollson Road
Boardman, OR 97818

PROPERTY DESCRIPTION: Tax Lot 805 of Assessor's Map 4N25E16

PROPERTY LOCATION: Along Olson Road, between Wilson, and Kunze Lane.

FINDINGS OF FACT:

- I. BACKGROUND INFORMATION:** The subject site is approximately 2.4-acres in size, zoned Suburban Residential (SR), and is located inside of the City of Boardman Urban Growth Boundary (UGB). This Conditional Use Permit application requests a Home Occupation Permit to allow the applicant to store and operate five ten-wheelers on the property. The active trucking operation period would last for approximately one month of the year; the remainder of the year the trucks would be parked on the property. The applicant has been operating commercial trucks from the site for some time and submitted the CUP application in response to code enforcement actions. The applicant is one of more than a dozen commercial truck operators currently utilizing residential properties within and surrounding the West Glen Residential Area (SR zoning) without the appropriate land use approvals. The approval of this CUP will serve to rectify outstanding code violations while providing specific parameters for the operation of the existing business.

Because the subject property is located within the Boardman UGB, there are direct concerns with the use being compatible with city zoning designations in the event of future annexation. Access to the site is Olson Road, a County owned and maintained road.

MCZO Section 3.050.C.2 Limitations on Uses allows a landowner "to use a truck or tractor unit as personal transportation to the resident parcel. No more than one (1) truck or tractor unit is allowed per parcel." Applicant is proposing to have five 10-wheeler parked on his property and operated seasonally. According to the MCZO, applicant may have one of these trucks on his property without a land use permit.

- II. STAFF RECOMMENDATION:** While the subject parcel is located outside the West Glenn Neighborhood, the county has initiated a county-wide, neighborhood-based code compliance effort to address non-compliant commercial trucking operations and their impacts on public roads. This effort applies not only to West Glenn but also to other neighborhoods, including properties like the subject parcel, where trucking is not an allowed use. Over the past 18 months, the county has communicated with trucking business operators both individually and in group settings to explain the zoning code requirements. The county acknowledges the challenges for property owners, such as the owner of the subject parcel, who

have operated businesses on residential land for many years. Staff is neither recommending the approval or denial of this CUP.

III. COMPLIANCE WITH MORROW COUNTY ZONING ORDINANCE SECTIONS 3.050, 6.030, 6.050, 6.075, and 7.400(C). 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 (8) Home Occupations.

The request is to approve the storage and operation of five ten-wheelers for a commercial trucking operation.

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.

Mr. Sanchez has operated commercial trucks on the subject property for several years and the county has not received any specific complaints about his specific property or his existing operation. The county has received general complaints regarding the operation of commercial trucks in the vicinity of the subject parcel, which has brought other similar operations into the discussion. This review is not intended to single out any specific property or business. Rather, when addressing one case, the county must consider all known non-compliant operations to ensure consistent enforcement of zoning regulations across the board. The applicant has not indicated what time trucks will leave his property. However, similar operations have indicated that operations start at approximately 6-7AM and return approximately between 5:00PM and 6:00PM. Previous Planning Commission approvals have included a 6:00AM to 6:00PM window for operation, this has also been included as a Condition of Approval for this application. Any minor maintenance, such as tire and oil changes, must be conducted during hours that comply with the noise standards outlined in the Morrow County Code Enforcement Ordinance.

Planning Commission could include a condition whereby if any complaints are received the permit may be reviewed and the permit revoked.

B. Establishing a special yard or other open space or lot area or dimension.

This proposed use will use the existing lot area. Planning staff do not recommend any additional requirements for open space.

C. Limiting the height, size or location of a building or other structure.

This application does not include the approval of new buildings or accessory structures. Staff do not recommend any additional limitations on height, size, or location of the 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.**

The existing access to the site is from Olson Road, a County owned and maintained road. A copy of the Preliminary Findings of Fact has been provided to Morrow County Public Works for their review and comment regarding road and property access. The applicant will need to obtain formal approval for access onto Olson Road. The original intent of this road access was for residential use, not commercial activity. Therefore, any proposed commercial access must be reviewed and approved to ensure it aligns with current road use standards and safety requirements. Staff recommend and list as a Condition of Approval that the applicant secure necessary access permits for the existing access point.

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. (MC-C-8-98)**

This action will not trigger the need for a Traffic Impact Analysis as it will not generate more than 400 passenger car equivalent trips per day. According to the Applicants Narrative, the trucks enter and exit the property once per day during the operational season. During the remaining months of the year, the trucks sit dormant on the subject parcel. This analysis does not trigger the need for a TIA in and of itself. Deviation from the proposed use plan may result in a review of the activity and potential revocation of the permit.

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

No increase in street dedication, roadway width, or improvements to the right-of-way are proposed by the applicant. These Preliminary Findings of Fact have been provided to Morrow County Public Works for their review and comment.

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

Preliminary Findings of Fact have been provided to Boardman Fire and Rescue and the Fire Marshall for their review and comment.

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

The subject parcel is located Along Olson Road, between Wilson and Kunze Lanes. According to the Applicant's Narrative, the trucks are currently parked behind the existing dwelling when not in use, no change in parking location is proposed. Staff do not recommend additional conditions of approval related to the parking of the trucks as proposed.

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

The Applicant has not requested signage for the Home Occupation. Any future signs must meet the sign requirements in the Morrow County Zoning Ordinance.

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

Lighting is not proposed with the application. Any outdoor lighting other than typical residential lighting shall be limited and shielded from the roadway and neighboring residences.

- 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 are not recommending any of these provisions due to the proposed use.
- J. Designating the size, height, location and materials for a fence.**
The applicant has not proposed any additional fencing for the proposed use. Staff would not recommend any additional conditions based upon this criterion.
- K. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.**
The proposed home occupation will be limited to existing structures and will not create any foreseeable natural resource impacts based on the proposed use. Planning staff do not recommend additional conditions related to natural resources.
- 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.**
A copy of the Preliminary Findings of Fact has been provided to the City of Boardman for their review and comment. City may recommend additional conditions to apply at the time of any future city zoning due to annexation.

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.

- G. Home Occupations, when permitted as a conditional use and conducted as an accessory use, shall be subject to the following limitations:**
- 1. The home occupation is to be secondary to the main use of the property as a residence and shall be conducted only by the resident of such dwelling within the same dwelling or in an accessory building on the same or adjacent property.**
The primary use of the property is residential. The dwelling is the applicants' home, and he will be conducting the home occupation within the existing buildings, with truck parking outside of the existing structures, as shown on the applicant's site plan. This criterion is met.
 - 2. No structural alterations shall be allowed to accommodate the home occupation except when otherwise required by law, and then only after the plans for such alteration have been reviewed and approved by the Planning Commission. Such structural alterations shall not detract from the outward appearance of the building as an accessory structure to a residence.**
No structural alterations are proposed nor will be needed to accommodate the home occupation. This criterion is met.
 - 3. One non-illuminated sign not to exceed 200 square inches and bearing only the name and occupation of the resident shall be permitted.**
No signs are proposed with this application. Any future signs will need to meet the requirements of the Morrow County sign ordinance. This criterion is met.
 - 4. No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interferences with radio or television reception, or other factors.**
See above hours of operation discussion.

5. **No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle or a trailer or the parking of customer's vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents or to necessitate off-street parking.**

Deliveries are not required for the proposed use. The proposal necessitates parking five ten-wheelers on the subject site. The use has been ongoing for several years and it is anticipated that this use would not generate additional disturbance to nearby residents. The applicant states that any truck(s) entering the property would be empty and would not contain a load. This is included as a condition of approval. This criterion is met.

6. **Retail sales shall be limited or accessory to a service.**

Retail sales are not proposed with the application. This criterion is met.

7. **Be operated by a resident or employee of a resident of the property on which the business is located.**

The applicant has made known that the commercial operation will be operated by himself and persons which he employs. This criterion is met.

8. **The permit allowing a home occupation shall be reviewed every 12 months following the date the permit was issued and may continue the permit if the home occupation continues to comply with the requirements of this section.**

This permit will be reviewed annually along with other home occupation permits for one year with the ability to renew for an additional year, two times. Landowner must comply with any necessary requirements to achieve compliance with the Morrow County Zoning Ordinance.

9. **Employ on the site no more than five full-time or part-time persons.**

Applicant's Narrative states that no more than five employees are employed. Staff recommend and list as a Condition of Approval that no more than five full-time or part-time persons will be employed on the site at any one time.

10. **Not unreasonably interfere with other uses permitted in the zone in which the property is located.**

Applicant has stated that the operation of his commercial trucking business will not unreasonably interfere with other permitted uses in the nearby zone. The trucks will not be entering and exiting the property more than once a day and will be parked within the boundary of his property.

11. **When a bed and breakfast facility is sited as a home occupation on the same tract as a winery established pursuant to Section 3.010 and is operated in association with the winery:**

- a. **The bed and breakfast facility may prepare and serve two meals per day to the registered guests of the bed and breakfast facility; and**
- b. **The meals may be served at the bed and breakfast facility or at the winery.**

This criterion is not applicable as a bed and breakfast is not being proposed.

SECTION 6.075. LENGTH OF PERMITS, PERMIT HOLDER, RENEWAL AND REVOCATION.

- A. **Length of Permit and Permit Holder: The County may evaluate how long a particular conditional use is expected to remain valid. Some conditional uses may be considered "permanent" as a fully developed use that "runs with the land" and it attaches to and benefits the land and is not limited to a particular landowner. The County may require the owner of the original conditional use permit to record the permitted use on the deed record. The permit is the responsibility of the**

current owner of the property, whether that is the original applicant or a successor.

A conditional use permit may allow a use that would benefit the permit owner on a sporadic or temporary basis until the purpose for the conditional use permit no longer exists. Upon termination of the use, the land must be in a condition that it may be re-developed in compliance with its current zoning designation. The County may authorize a conditional use permit until a particular date, for a stated period of time, or until the occurrence of a particular event. Additionally, the County may stipulate that a Conditional Use Permit will be reviewed or renewable after a stated time period.

The proposed home occupation does not have a designated term length. Staff recommend Planning Commission consider approving the permit for a period of one year with the ability to renew for an additional year, up to two times. The proposed use will be permitted, subject to annual review until the ownership of the land changes, or until the City of Boardman annexes the property. At that time, the proposed use would cease, and the property shall conform to applicable city zoning standards.

- B. Reviews and Renewals.** If a review or renewal date is included as a condition by which a conditional use permit is granted, initial review would be ministerial and completed by the Planning Director. The holder of the conditional use permit will be required to make application and pay the requisite fee for review. The review would evaluate the permit conditions and adherence to them, determine if any changes had taken place with the uses allowed in the zone, and determine whether any complaints had been logged concerning the property or the conditional use. If any concerns arise further review will take place at a public hearing with notice. If no concerns arise the permit will be renewed.

For conditional use permits without a review or renewal condition, or if complaints are received concerning a conditional use permit, the County may review any valid conditional use permit for compliance with the conditions of the permit. This review would be a ministerial review done by the Planning Director. If it is deemed necessary by the Planning Director to amend or revoke the permit, a public hearing with notice must be held before the Planning Commission. If action is based on a complaint the complainant may be required to pay any permit review or renewal application fees.

This home occupation shall be reviewed annually with other home occupations therefore no condition is necessary. However, the applicant shall maintain the home occupation as presented in the application. If complaints are received and it is found that the home occupation is being performed outside of what has been proposed, the applicant will be responsible for paying any applicable review or renewal application fees. This is listed as a condition of approval.

- C. Revocation or Vacation.** Any conditional use permit may be vacated by the current landowner or by the County after appropriate notice and hearing when:
- The use has been terminated and there is no expectation by the landowner and the County that the use will continue;
 - The use is not being conducted in compliance with the stated conditions of the permit, or
 - The County finds that the use jeopardizes the public health, safety and welfare of Morrow County and the use does not conform to the Morrow

County Code Enforcement Ordinance or other adopted ordinances. (MC OR-1-2013)

The County reserves the right to revoke the permit based on this criterion.

SECTION 7.400 TEMPORARY USES A Temporary Use Permit may be approved to allow the limited use of structures or activities which are short term or seasonal in nature and do not conflict with the zoning designation in which they are located. No Temporary Use Permit shall be issued that would have the effect of permanently re-zoning or granting a special use privilege not shared by other properties in the same zoning designation. Examples of a temporary use may be special events or an emergent need. Permanent improvements to the site or structures are not allowed with a temporary permit. Reasonable conditions may be imposed.

TEMPORARY USES GENERALLY. Temporary Uses, other than those outlined above, can be considered under this provision. To be eligible the Temporary Use needs to be for a limited duration not to exceed 12 months, not addressed in other portions of this Zoning Ordinance, be able to meet the limited or expanded approval criteria below, and not involve the construction or alternation of any permanent building or structure.

The proposed trucking business, to allow five ten-wheelers, could be permitted for a limited duration under this provision in the Zoning Ordinance to help temporarily alleviate Code Enforcement.

III. LEGAL NOTICE PUBLISHED:

September 4th, 2024
Hepner Gazette-Times

September 4th, 2024
East Oregonian

IV. AGENCIES NOTIFIED:

V. PROPERTY OWNERS NOTIFIED: September 4th, 2024

VI. HEARING DATE:

September 24th, 2024
Don Adams Conference Room
Irrigon, Oregon

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

1. All commercial activity shall occur within regular business hours of 6:00 AM – 6:00 PM.
2. The applicant shall maintain the home occupation as presented in the application. No more than five ten-wheelers are permitted to operate under this permit. Note: Planning Commission may consider further limiting the number of ten-wheeler trucks to assure compliance with the Home Occupation limitations of five employees or to assure the use is compatible in a residential zone.
3. Applicant shall secure necessary access permits from Morrow County Public Works.

4. Noise, traffic, lighting, and other potential impacts to neighboring properties shall be limited to those generally anticipated for a typical residential use.
5. No more than five full-time or part-time persons will be employed on the site at any one time.
6. This permit is valid with annual review for up to three years, or until the ownership of the land changes, or until the property is annexed into the City of Boardman, at which time the proposed use will cease, and the property shall conform to applicable city zoning standards.
7. Any proposed signage will need to meet the requirements of the Morrow County Zoning Ordinance and receive Zoning Permit Approval.
8. Applicant shall submit a final site plan showing the parking area and the septic drain field area and obtain a Zoning Permit.

Stacie Ekstrom, Chair

Date

Attachments:
Vicinity Map
Application with Attachments

CORRECTED	OWNER 1	OWNER 2	MAIL ADDRESS	CITY	STATE	ZIPCODE
4N25E16 808	SHIMER, CAITLIN & SHIMER, SEAN		101 FALCON CT	BOARDMAN	OR	97818
4N25E16 807	SHIMER, CAITLIN & SHIMER, SEAN		101 FALCON CT	BOARDMAN	OR	97818
4N25E16 604	ALDRICH, BRANDON		70675 KUNZE LN	BOARDMAN	OR	97818
4N25E16 602	WETZEL, JACK		70677 KUNZE LN	BOARDMAN	OR	97818
4N25E15 1001	KLINGER, GARY L & KLINGER, MARGARET D		78651 OLSON RD	BOARDMAN	OR	97818
4N25E16 802	CROMER TRUST ET AL		78692 OLSON RD	BOARDMAN	OR	97818
4N25E15 900	BROADBENT, KENNETH & ETAL		78699 OLSON RD	BOARDMAN	OR	97818
4N25E16 801	SANCHEZ, ELIZANDRO & SANCHEZ, RUBEN		78702 OLSON RD	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

CUP-N-373-24 | Juan Sanchez | RR 250ft. notice.
 4N25E16 TL805
 S:\Planning\CUP\North\2024



LAND USE APPLICATION
CONDITIONAL USE REQUEST

18
RECEIVED
JUL 15 2024

BY: MR

PAID
400.⁰⁰ CK103

FILE NUMBER CUP-N-373-24

Date Received _____

Date Deemed Complete _____

Applicable Zoning Ordinance Criteria: Rural Residential
Section 3.040 Article 6
conditional use

Applicant:

Name(s) Juan A Sanchez

Address 78712 Olsen Rd Boardman, OR

Phone 5415713430

E-mail address Smadrigal3448@gmail.com

Legal Owner: (if different from applicant)

Name(s) Juan A Sanchez & Selina Madrigal

Address 78712 Olson Rd Boardman, OR 97818

Proposed Conditional Use:

Description of Request and the Proposed Use:

Park 5 ten wheelers & use only one
month to two months during harvest
& use this permit as home occupation
during this time

Existing Property Description:

Township 04 Range 25 Section 16 Tax Lot(s) 805

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

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

Physical Address 78712 Olsen Rd Boardman, OR 97818

General Location Trucks are parked behind home
on the address provided above

Public Road Access yes

Improvement Type and Condition of Road Asphalt

Fire Protection District or Method Morrow County Fire District Boardman

Solid Waste Disposal Method Septic tank

Existing Use of the Property Rural Residential

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: Juan A Sanchez (Applicant) Selina Madrigal (Applicant)
Juan A Sanchez (Legal Owner) Selina Madrigal (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

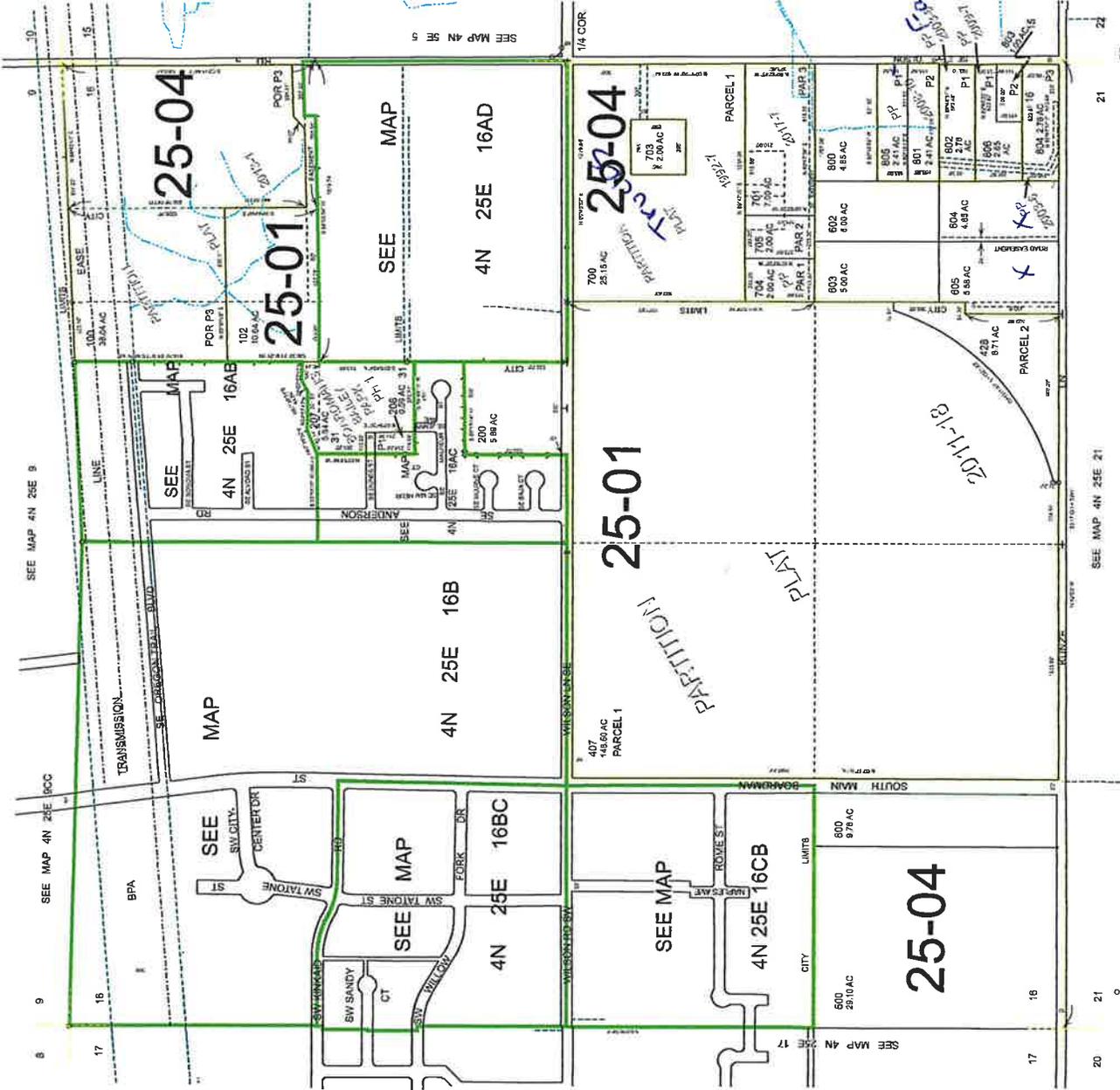
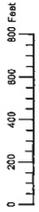
- 1.
2. There is existing water supply is well and no added water supply will be needed
3. There is an existing septic tank and no other sewage disposal will be needed
4. No other public services will be needed to be added. The current property has utilities needed.
- 5.No signs or light will be needed to added, unless the county request there be one to be added.
6. The parking of the 10 wheelers are behind the current house on the lot with a fence around them and the current house
7. None of the land is subject to flooding.
- 8.There will be no traffic changes then there currently is. The trucks are ran during harvest to help support the local farmers and some will stay on the fields during harvest. The rest leave once in the morning and arrive in the evening.
- 9.There wont be more than 400 trips generated.
10. No new access will be required the current access to the property is where the trucks enter and exit
- 11.The surrounding area around my lot will be compatible because directly in front of me the zoning is farming which allows trucks for the farms. The lots down the road also have trucks and heavy equipment on them which I believe are also zoned rural residential.
12. There will be no effect on any vegetation as nothing will be changed to the manner it is currently in.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 16 T.4N. R.25E. W.M.
MORROW COUNTY
1" = 400'

04N25E16
& INDEX
BOARDMAN

Cancelled
101
102
201 THRU 206
300 THRU 310
400 THRU 406
408 THRU 423
425 THRU 427
629
630
702



Revised: EB
11/10/2021

BOARDMAN
& INDEX
04N25E16

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

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.

E. Clinics, clubs, lodges, fraternal organizations, community centers and grange halls, golf courses, grounds and buildings for games or sports, country clubs, swimming, boating, tennis clubs, and similar activities, governmental structures and land uses, parks, playgrounds. In considering the above, the Planning Commission may authorize the conditional use after assurance that the following are to be provided:

1. Adequate access from principal streets.

2. Adequate off-street parking.

3. Adequate building and site design provisions to minimize noise and glare from the building and site.

F. Dog Pounds and Kennels: The Planning Commission may authorize a dog pound or kennel as a conditional use provided that building and site design provisions are adequate to minimize noise and odor. When necessary to protect surrounding properties, the Planning Commission may require a sight-obscuring fence or hedge, and may restrict vehicular access and loading facilities, especially those required by trucks transporting large animals.

G. Home Occupations, when permitted as a conditional use and conducted as an accessory use, shall be subject to the following limitations:

1. The home occupation is to be secondary to the main use of the property as a residence and shall be conducted within the same dwelling or in an accessory building on the same property.

2. No structural alterations shall be allowed to accommodate the home occupation except when otherwise required by law, and then only after the plans for such alteration have been reviewed and approved. Such structural alterations shall not detract from the outward appearance of the building as an accessory structure to a residence.

3. One non-illuminated sign not to exceed 200 square inches and bearing only the name and occupation of the resident shall be permitted. Applicant must show consistency with applicable sign provisions in Article 4 of this Ordinance.

4. No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interferences with radio or television reception, or other factors.

5. No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle or a trailer or the parking of customer's vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents or so as to necessitate off-street parking.

6. Retail sales shall be limited or accessory to a service.
7. Be operated by a resident or employee of a resident of the property on which the business is located.
8. The permit allowing a home occupation shall be reviewed every 12 months following the date the permit was issued and may continue the permit if the home occupation continues to comply with the requirements of this section.
9. Employ on the site no more than five full-time or part-time persons.
10. Not unreasonably interfere with other uses permitted in the zone in which the property is located.
11. ~~When a bed and breakfast facility is sited as a home occupation on the same tract as a winery established pursuant to Section 3.010 and is operated in association with the winery:

 - a. ~~The bed and breakfast facility may prepare and serve two meals per day to the registered guests of the bed and breakfast facility; and~~
 - b. ~~The meals may be served at the bed and breakfast facility or at the winery.~~~~

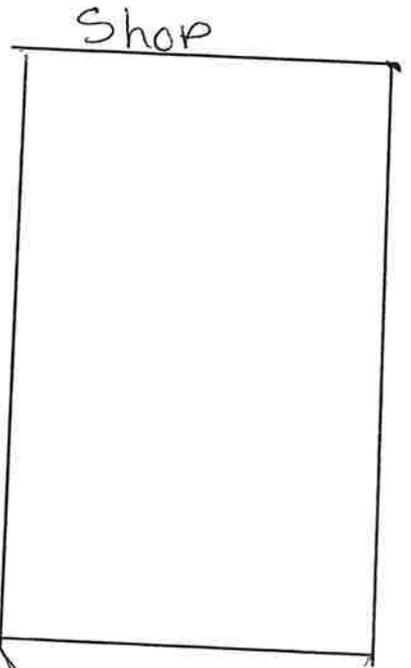
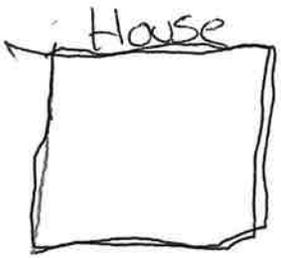
H. Landfill, solid waste disposal site: The Planning Commission may authorize a landfill or other solid waste disposal site as a conditional use, subject to the following standards:

1. The facility shall be designed to minimize conflicts with existing and permitted uses allowed under plan designations for adjacent parcels as outlined in policies of the Comprehensive Plan.
2. The facility must be of a size and design to minimize noise or other detrimental effects when located adjacent to farm, forest, and grazing dwellings or a residential zone.
3. The facility shall be fenced when the site is located adjacent to dwelling(s) or a residential zone, and landscaping, buffering, and/or screening shall be provided.
4. If located in a forested area, the county shall condition approval to ensure that minimum fire safety measures will be taken, including but not limited to requiring that the area surrounding the facility is kept free from litter and debris.
5. Access roads or easements for the facility shall be improved to the county's Transportation System Plan standards and comply with grades recommended by the Public Works Director.
6. The county may limit hours of operation for the facility to be compatible with adjacent uses.
7. Comply with other conditions deemed necessary.

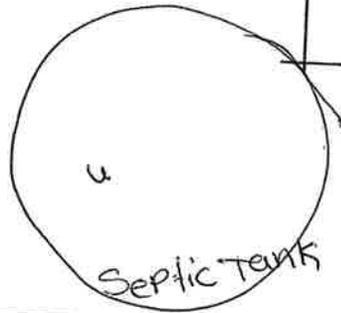
I. Mining, or other extraction activity: The following uses shall be permitted subject to the review

1. The home occupation will be second usage of the property as the primary use of this property will still be a primary residence to my family and I
2. No additional structural alteration shall be done or is needed because of the home occupation. If ever needed to add an addition it would go through the planning department for approval.
3. No sign will be needed for this home occupation, if a sign is every needed it will be made to fit the criteria of the article 4 & 6
4. No material or mechanical equipment will be used that affects or will be detrimental to the residential use of the property or the neighbors
5. No materials or commodities will be delivered to the property as the trucks do small rounds from farm to warehouse. No parking will be done that affects the neighbors around me
6. No retail sales will be done from this home occupation
7. The business will be operated by me the owner of the property
8. We will get a review yearly to continue proving we are comply with the requirements of this permit
9. No more than 5 people will be needed to be employed
10. No unreasonable interference will be made with other uses of my property

Olson Rd



TRUCKS



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**PRELIMINARY FINDINGS OF FACT
CONDITIONAL USE REQUEST
CUP-N-374-24**

REQUEST: To allow a Home Occupation Permit in a Rural Residential (RR) Zone for the operation of a short-term rental in an existing single family residential home.

APPLICANT/OWNER: Taryn Suchy, Applicant
Stuart and Julie Dick, Property Owner
74639 Usage Lane
Irrigon, Oregon 97844

PROPERTY DESCRIPTION: Tax Lot 400 of Assessor's Map 5N26E23B

PROPERTY LOCATION: Outside of Irrigon City Limits and Urban Growth Boundary (UGB) adjacent to the Columbia River

FINDINGS OF FACT:

- I. BACKGROUND INFORMATION:** The subject site is approximately 1.11 acres in size and is within the Rural Residential (RR) zone, outside of the City of Irrigon Urban Growth Boundary (UGB). The site contains an existing single-family home served by an on-site well and septic system and a large accessory building (shop) that is not permitted for residential use. This Conditional Use Permit application requests a Home Occupation Permit to allow the applicant to operate a short-term rental out of the existing single-family home.
- II. APPROVAL CRITERIA:** Applicant has filed under Morrow County Zoning Ordinance (MCZO) Article 6, Conditional Uses. Findings are provided to address the standards of Article 6 and Article 3, Section 3.040, Rural Residential Zone. The requirements for approval are listed below in **bold type**, followed by a response in standard type.

MORROW COUNTY ZONING ORDINANCE SECTION 3.040 RURAL RESIDENTIAL (B) Conditional Uses (6) Home Occupations subject to the limitations set forth in Article 6 of this ordinance.

This application requests the approval of a home occupation subject to the standards and limitations of MCZO Article 6, addressed below.

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.

- A. 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.**

This proposal is not anticipated to conflict with the Comprehensive Plan or the objectives of the Zoning Ordinance. The subject property is approximately 1.11 acres in size, which is below the 2-acre minimum for the Rural Residential zone. However, because the parcel was created prior to the establishment of the 2-acre minimum lot size, the site is considered a pre-existing nonconforming parcel. Appropriate conditions of approval are included to mitigate anticipated adverse conditions. This criterion can be found to be met.

B. 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 subject property is not within the Urban Growth of any city; therefore, this criterion is not applicable.

C. The proposal will not exceed carrying capacities of natural resources or public facilities.

Staff does not anticipate that the proposal will significantly impact natural resources or public facilities. This criterion can be found to be 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.

This application was submitted in response to code enforcement action related to the operation of a short-term rental in the onsite shop. The shop is not approved for residential use and may not be used for this use under this Conditional Use Permit. This is included as a recommended condition of approval. Additional time, place, and manner conditions may be imposed by the Planning Commission in response to any concerns received prior to or during the Planning Commission hearing.

B. Establishing a special yard or other open space or lot area or dimension.

This proposed use will use the existing lot area. Planning staff do not recommend any additional requirements for open space.

C. Limiting the height, size or location of a building or other structure.

This application does not include the approval of new buildings or accessory structures. Staff do not recommend any additional limitations on height, size, or location of the 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.

The existing access to the site is provided from an existing driveway off of Usage Lane. No additional access points are provided.

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 it will not generate more than 400 passenger car equivalent trips per day. According to the Applicants Narrative, only 1-2 additional vehicle trips are anticipated when guests are present. Deviation from the proposed use plan may result in a review of the activity and potential revocation of the permit.

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

No increase in street dedication, roadway width, or improvements to the right-of-way are required.

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

Preliminary Findings of Fact have been provided to the Irrigon Rural Fire Protection District and the Fire Marshall for their review and comment.

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

The applicant's parking proposal designates two spaces on the western side of the existing driveway for guest parking. Guest parking shall be limited to the area identified on the site plan. In the event that guests park or maneuver vehicles in a manner that creates a nuisance to neighboring residences, the county may revoke this Home Occupation Permit.

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

The Applicant has requested a small sign at the street and two small signs identifying the dedicated guest parking spaces. These signs, and any future signage, shall not exceed 200 square inches and shall comply with the signage standards of MCZO Article 4.

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

Lighting is not proposed with the application. Any outdoor lighting other than typical residential lighting shall be limited and shielded from the roadway and neighboring residences.

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 are not recommending any additional conditions based on these provisions.

J. Designating the size, height, location and materials for a fence.

The applicant has not proposed any additional fencing for the proposed use. Staff would not recommend any additional conditions based upon these provisions.

K. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.

The proposed home occupation will be limited to the existing residential structure and will not create any foreseeable natural resource impacts based on the proposed use. Planning staff do not recommend additional conditions related to natural resources.

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.

The Planning Commission may impose additional conditions of approval if neighboring property owners or affected agencies raise concerns not addressed in these findings.

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.

G. Home Occupations, when permitted as a conditional use and conducted as an accessory use, shall be subject to the following limitations:

- 1. The home occupation is to be secondary to the main use of the property as a residence and shall be conducted only by the resident of such dwelling within the same dwelling or in an accessory building on the same or adjacent property.**

The primary use of the property is residential. The dwelling is the property owners' home, and the family will be conducting the home occupation within the existing single-family residence, with parking provided on the western side of the existing driveway. Any permanent or temporary use of the onsite accessory shop for residential purposes is unlawful and may result in the revocation of this Home Occupation Permit. This criterion is met.

- 2. No structural alterations shall be allowed to accommodate the home occupation except when otherwise required by law, and then only after the plans for such alteration have been reviewed and approved by the Planning Commission. Such structural alterations shall not detract from the outward appearance of the building as an accessory structure to a residence.**

The applicant intends to rent out a portion of the existing residence that includes two bedrooms, a bathroom, and a kitchenette. Applicant has proposed structural alterations to the residence that include the construction of a separate entrance to the rental area and modifications to the locks and doors for privacy. These alterations are not anticipated to detract from the outward appearance of the building as a residential home. Staff recommends the Planning Commission approve the structural alterations, subject to the recommended conditions of approval.

- 3. One non-illuminated sign not to exceed 200 square inches and bearing only the name and occupation of the resident shall be permitted.**

The Applicant has requested a small identification sign at the street and two small signs for the dedicated guest parking spaces. These signs, and any future signage, shall not exceed 200 square inches and shall comply with the signage standards of MCZO Article 4.

- 4. No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interferences with radio or television reception, or other factors.**

The applicant has not proposed any use that is anticipated to cause vibration, dust, smoke, or odor that is likely to cause detrimental impacts to the residential use of the property or adjoining residences.

- 5. No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial**

vehicle or a trailer or the parking of customer's vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents or to necessitate off-street parking.

The applicant has not proposed any uses that require deliveries to the property requiring commercial vehicles or trailers. No off-street parking is proposed. This criterion is met.

6. Retail sales shall be limited or accessory to a service.

Retail sales are not proposed with the application. This criterion is met.

7. Be operated by a resident or employee of a resident of the property on which the business is located.

The business will be conducted by the property owners with assistance from their adult children. This criterion is met.

8. The permit allowing a home occupation shall be reviewed every 12 months following the date the permit was issued and may continue the permit if the home occupation continues to comply with the requirements of this section.

This permit will be reviewed annually along with other home occupation permits. If no complaints are received, and the applicant remains in compliance with the conditions of approval, the permit will automatically renew.

9. Employ on the site no more than five full-time persons.

The applicant has not indicated that staff will be hired to support the home occupation.

10. Not unreasonably interfere with other uses permitted in the zone in which the property is located.

Staff does not anticipate that the home occupation will negatively interfere with adjacent residences or residential uses. This criterion is met.

11. When a bed and breakfast facility is sited as a home occupation on the same tract as a winery established pursuant to Section 3.010 and is operated in association with the winery:

- a. **The bed and breakfast facility may prepare and serve two meals per day to the registered guests of the bed and breakfast facility; and**
- b. **The meals may be served at the bed and breakfast facility or at the winery.**

This criterion is not applicable as the property does not include a winery.

SECTION 6.075. LENGTH OF PERMITS, PERMIT HOLDER, RENEWAL AND REVOCATION.

- A. Length of Permit and Permit Holder: The County may evaluate how long a particular conditional use is expected to remain valid. Some conditional uses may be considered "permanent" as a fully developed use that "runs with the land" and it attaches to and benefits the land and is not limited to a particular landowner. The County may require the owner of the original conditional use permit to record the permitted use on the deed record. The permit is the responsibility of the current owner of the property, whether that is the original applicant or a successor.**

A conditional use permit may allow a use that would benefit the permit owner on a sporadic or temporary basis until the purpose for the conditional use permit no longer exists. Upon termination of the use, the

land must be in a condition that it may be re- developed in compliance with its current zoning designation. The County may authorize a conditional use permit until a particular date, for a stated period of time, or until the occurrence of a particular event. Additionally, the County may stipulate that a Conditional Use Permit will be reviewed or renewable after a stated time period.

The proposed home occupation does not have a designated term length. Staff recommend Planning Commission approve the proposed use permanently, subject to annual review unless the applicant violates the conditions of the permit or until the ownership of the land changes

- B. Reviews and Renewals.** If a review or renewal date is included as a condition by which a conditional use permit is granted, initial review would be ministerial and completed by the Planning Director. The holder of the conditional use permit will be required to make application and pay the requisite fee for review. The review would evaluate the permit conditions and adherence to them, determine if any changes had taken place with the uses allowed in the zone, and determine whether any complaints had been logged concerning the property or the conditional use. If any concerns arise further review will take place at a public hearing with notice. If no concerns arise the permit will be renewed.

For conditional use permits without a review or renewal condition, or if complaints are received concerning a conditional use permit, the County may review any valid conditional use permit for compliance with the conditions of the permit. This review would be a ministerial review done by the Planning Director. If it is deemed necessary by the Planning Director to amend or revoke the permit, a public hearing with notice must be held before the Planning Commission. If action is based on a complaint the complainant may be required to pay any permit review or renewal application fees.

This home occupation shall be reviewed annually with other home occupations therefore no condition is necessary. However, the applicant shall maintain the home occupation as presented in the application. If complaints are received and it is found that the home occupation is being operated outside of what has been proposed, the applicant will be responsible for paying any applicable application review or renewal fees. This is listed as a condition of approval.

- C. Revocation or Vacation.** Any conditional use permit may be vacated by the current landowner or by the County after appropriate notice and hearing when:

- The use has been terminated and there is no expectation by the landowner and the County that the use will continue;
- The use is not being conducted in compliance with the stated conditions of the permit, or
- The County finds that the use jeopardizes the public health, safety and welfare of Morrow County and the use does not conform to the Morrow County Code Enforcement Ordinance or other adopted ordinances. (MC OR-1-2013)

The County reserves the right to revoke the permit based on this criterion.

- III. LEGAL NOTICE PUBLISHED:** September 4th, 2024
Heppner Gazette-Times
- September 4th, 2024
East Oregonian
- IV. AGENCIES NOTIFIED:** September 4th, 2024
- V. PROPERTY OWNERS NOTIFIED:** September 4th, 2024
- VI. HEARING DATE:** September 24th, 2024
North Morrow Government Building
Irrigon, Oregon
- VII. DECISION OF PLANNING COMMISSION:** The Planning Commission approves the application subject to the following **CONDITIONS OF APPROVAL:**
1. The use of the property as a short-term rental is limited to the single-family home. Any permanent or temporary use of the onsite accessory structure for residential purposes is unlawful and may result in the revocation of this Home Occupation Permit.
 2. Noise, traffic, lighting, and other potential impacts to neighboring properties shall be limited to those generally anticipated for a typical residential use.
 3. The structural alterations proposed by the applicant shall comply with the standards and specifications of the Building Official and are subject to Building Permit approval.
 4. The proposed signs, and any future signage shall not exceed 200 square inches and must meet the sign requirements of MCZO Article 4. Future signage will need to receive Zoning Permit Approval.
 5. The applicant shall submit to the planning department all rental listings pertaining to the subject property, including links to online short-term rental listings. If the structures, uses, or amenities advertised for the property are inconsistent with the provisions of the application, including conditions of approval, the Planning Department may permanently revoke the permit.
 6. If complaints are received and it is found that the home occupation is being operated outside of what has been proposed, the applicant will be responsible for paying any applicable application review or renewal fees.

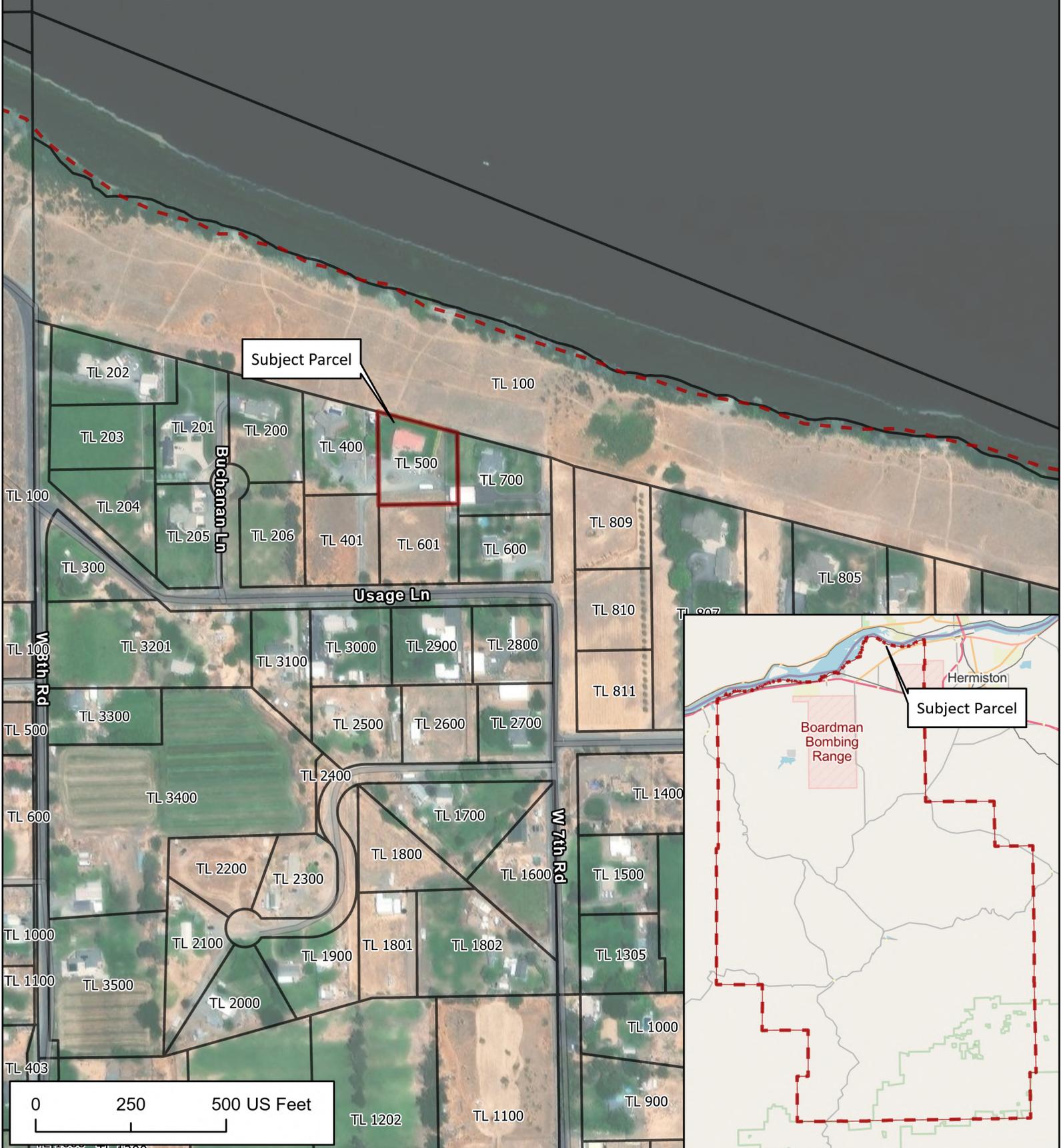
Stacie Ekstrom, Chair

Date

Attachments:
Vicinity Map
Application with Attachments

Preliminary

Vicinity Map



Subject Parcel

Subject Parcel



 **CUP-N-374-24**
Stuart and Julie Dick
5N26E23B TL400

-  Morrow County Tax Lot
-  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, August 7, 2024
Morrow County Planning Department



CORRECTED	OWNER 1	OWNER 2	MAIL ADDRESS	CITY	STATE	ZIPCODE
SN26E23B 400	DICK, STUART & JULIE		74639 USAGE LN	IRRIGON	OR	97844
SN26E23B 206	EGGE, JOHN & EGGE, KELLIE		74607 BUCHANAN	IRRIGON	OR	97844
SN26E23B 200	EGGE, JOHN & EGGE, KELLIE		74607 BUCHANAN	IRRIGON	OR	97844
SN26E23B 600	KETELSON, BRIAN LEE & MELISSA SUE		81714 W SEVENTH RD	IRRIGON	OR	97844
SN26E23B 500	MESSMAN, MICHAEL A & MESSMAN, ANNETTE J		PO BOX 25	IRRIGON	OR	97844
SN26E23B 601	MESSMAN, MICHAEL ANTHONY & ANNETTE JO		PO BOX 25	IRRIGON	OR	97844
SN26E23B 700	STARNES, LARRY & STARNES, GLENDA		PO BOX 122	IRRIGON	OR	97844
SN26E23B 401	TURNER, ROBERT & DAISHA		1408 WILLOW WAY	BENTON CITY	WA	99320
SN26E23B 100	USA (CORPS)					

CUP-N-374-24 | Stewart and Julie Dick | **RR** 250ft. notice.

SN26E23B 400 .

S:\Planning\LUD\North\2024



LAND USE APPLICATION
CONDITIONAL USE REQUEST

RECEIVED
JUL 30 2024
BY: MR
PAID

FILE NUMBER CUP-N-374-24

Date Received

Date Deemed Complete

Applicable Zoning Ordinance Criteria: Section 6.050 G

Applicant: Name(s) Taryn Suchy (Daughter)

Address 4113 W 17th Ave

Kennewick WA 99338

Phone 509 378 6696 E-mail address tsuchy@charter.net

Legal Owner: (if different from applicant)

Name(s) Stuart and Julie Dick

Address 74639 Usage Lane

Irrigon Oregon 97844

Proposed Conditional Use:

Description of Request and the Proposed Use:

We would like to Airbnb some rooms in our home on our property. It is a single family residence with 3 bedrooms upstairs, a pool, and a shop with a bedroom in it. The plan would be to create a separate entrance to the bedrooms for security and then list the rooms on Airbnb. There is a bathroom for the two bedrooms and a little kitchente. This would provide income to senior citizens and short term housing for workers or travelers. This is all part of the existing house/property so there is no building or construction planned.

Existing Property Description:

Township SN Range 26E Section 23B Tax Lot(s) 400

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

Located within an UGB? If yes, which city?

Physical Address 74639 Usage Lane, Irrigon OR

General Location The home is located outside Irrigon city limits along Usage Lane which is along the river front in Morrow County.

Public Road Access Usage Lane

Improvement Type and Condition of Road Paved road, gravel drive way

Fire Protection District or Method Irrigon

Solid Waste Disposal Method In ground septic tank

Existing Use of the Property Single family home

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

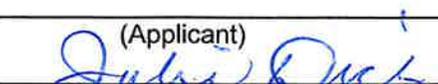
1. A plot plan of the property with existing and proposed structures and roads and accesses
2. Existing and proposed water supply
3. Existing and proposed sewage disposal method
4. Utilities and other public services provided
5. Signs and/or lighting required
6. Parking/loading and fencing required
7. 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)

 (Applicant)
 (Legal Owner)

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

Date: 7/30/24 Fee: _____

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

- 1. A plot plan of the property with existing and proposed structures and roads and accesses.** There is no change to the property structures, roads or access.
- 2. Existing and proposed water supply:** The property has a well and water to the existing bathrooms.
- 3. Existing and proposed sewage disposal method:** Property has an existing septic system.
- 4. Utilities and other public services provided:** The property has all utilities existing. No change to the utilities is planned.
- 5. Signs and/or lighting required:** A small sign (18-20 inches in diameter) at the street, parking signs in the driveway. No other signs required.
- 6. Parking/loading and fencing required:** The property is already fenced. The driveway is graveled with lots of parking. 2 parking spaces in the driveway on the gravel would be marked with a sign for guest parking.
- 7. Drainage, is the land or any portion of it subject to flooding?** No and no change to the existing property.
- 8. What, if any, change will there be in traffic use of the existing access?** The only increase in traffic would be guests arriving and leaving. 1 to 2 additional vehicles when there are guests.
- 9. Will the proposed use generate more than 400 automobile trips per day? No way!**
- 10. Will any new access be required? NO,** the existing driveway is fine.
- 11. A description of how the proposal will be compatible with surrounding land uses.** The property is along a quiet residential street along the river. Any guest would be instructed on quiet hours and respect for the property and neighbors. The homeowner would generally be home when the guests are present to avoid any disruption to the neighborhood. The most guests staying at any time would be no more than 6 adults.
- 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.**
There would be no change to the landscaping or property beyond normal use for a single family home.

Additional

G. Home Occupations, when permitted as a conditional use and conducted as an accessory use, shall be subject to the following limitations:

- 1. The home occupation is to be secondary to the main use of the property as a residence and shall be conducted within the same dwelling or in an accessory building on the same property.** This is a single family home and all business would be conducted in the residence and buildings on the residence.

2. No structural alterations shall be allowed to accommodate the home occupation except when otherwise required by law, and then only after the plans for such alteration have been reviewed and approved. Such structural alterations shall not detract from the outward appearance of the building as an accessory structure to a residence.

The home will use all existing bedrooms, hallways, and bathrooms. The only changes proposed are locks and a doorway and interior upgrades all done inside the home. No structural changes outside are proposed.

3. One non-illuminated sign not to exceed 200 square inches and bearing only the name and occupation of the resident shall be permitted. Applicant must show consistency with applicable sign provisions in Article 4 of this Ordinance.

A small sign (18-20 inches in diameter) at the street, parking signs in the driveway. No other signs required.

4. No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interferences with radio or television reception, or other factors.

No equipment needed for this Airbnb.

5. No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle or a trailer or the parking of customer's vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents or so as to necessitate off-street parking. No deliveries needed for this application.

6. Retail sales shall be limited or accessory to a service. The property would be listed on Airbnb which provides screening of renters and insurance. All transactions would take place through Airbnb.

7. Be operated by a resident or employee of a resident of the property on which the business is located.

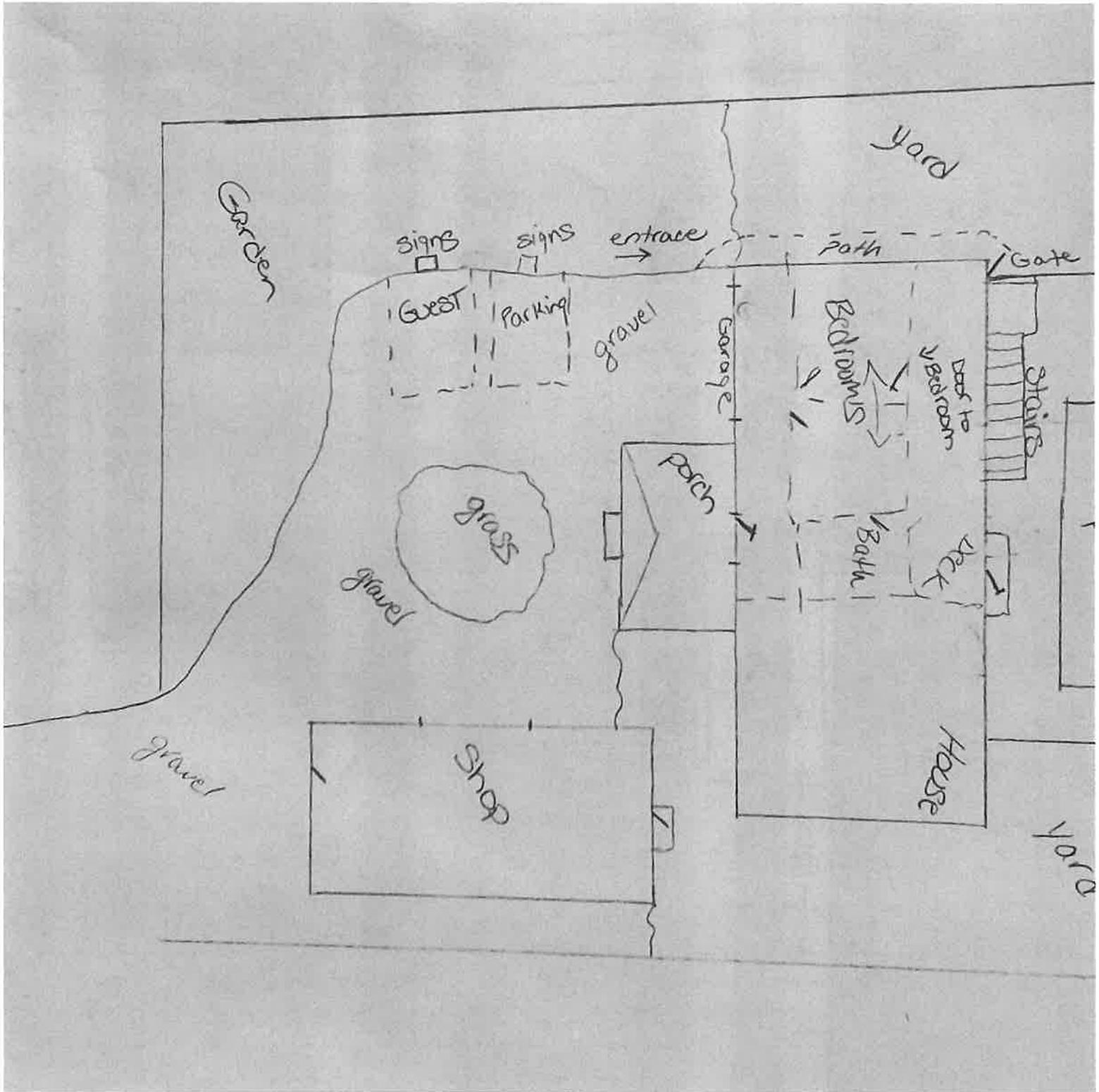
This home business would be conducted by the home owners, Stuart and Julie Dick, with possible help from their children: Ben Dick, Jubilee Cable and Taryn Suchy

8. The permit allowing a home occupation shall be reviewed every 12 months following the date the permit was issued and may continue the permit if the home occupation continues to comply with the requirements of this section. (Agreed)

9. Employ on the site no more than five full-time or part-time persons. This home business would be conducted by the home owners, Stuart and Julie Dick, with possible help from their children: Ben Dick, Jubilee Cable and Taryn Suchy

10. Not unreasonably interfere with other uses permitted in the zone in which the property is located. As a short term or overnight rental guests are usually local workers who have come in to do a job and need a place to stay. The guests would stay a few nights on average and then leave. There would be very little disturbance to anyone outside the property.

11. When a bed and breakfast facility is sited as a home occupation on the same tract as a winery established pursuant to Section 3.010 and is operated in association with the winery: a. The bed and breakfast facility may prepare and serve two meals per day to the registered guests of the bed and breakfast facility; and b. The meals may be served at the bed and breakfast facility or at the winery. Unfortunately not a winery or this might be fun!

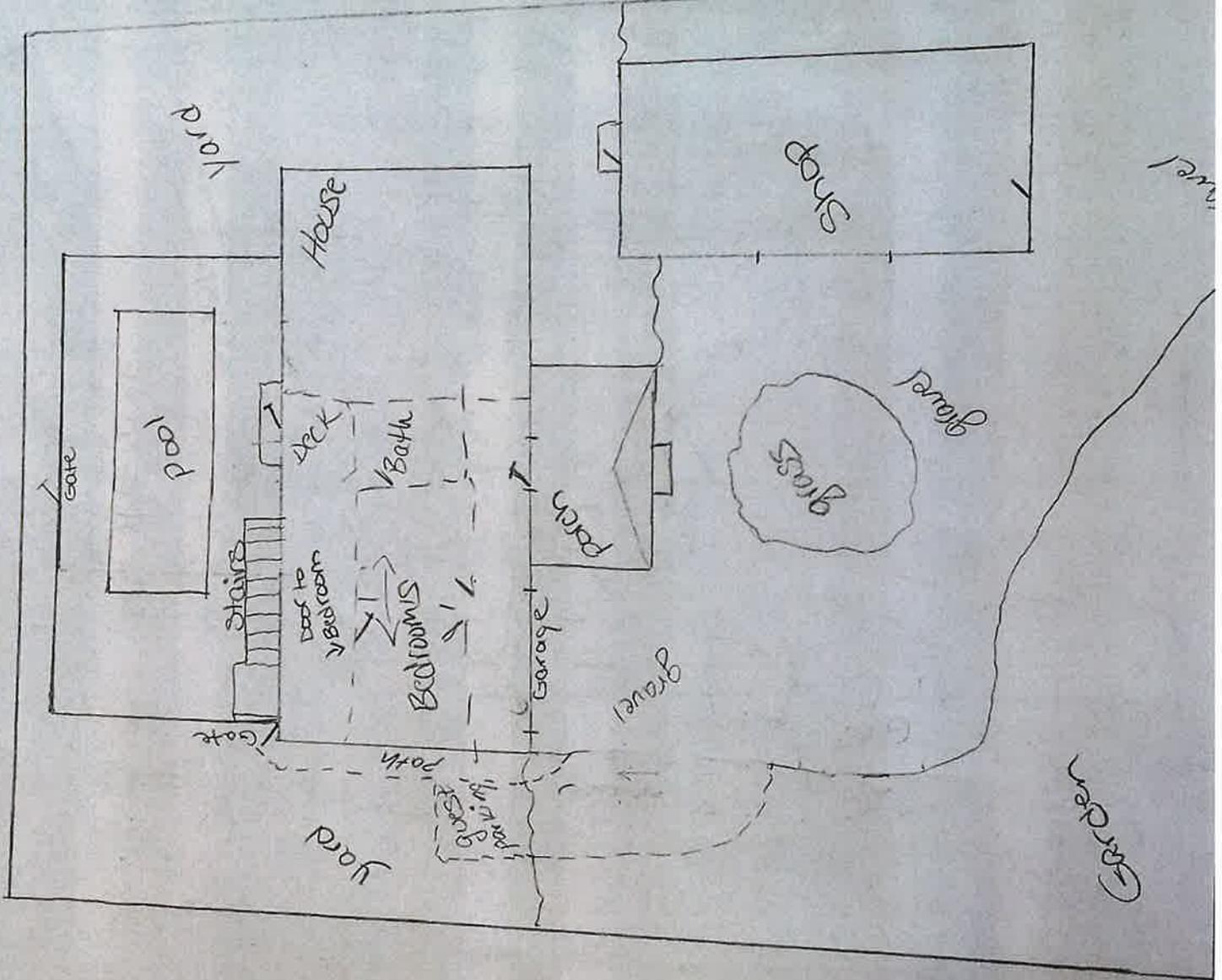


RULES FOR AIRBNB IN JULIE'S RIVER HOUSE

8/1/24

1. Quiet hours from 10 pm to 8 am. No parties, loud music or disruptive behavior.
2. Please park in designated area only. Follow signage from the street. If you are pulling a trailer or a boat, please do not turn on neighbors' area but use the turnaround in front of the house.
3. Swim in the pool at your own risk. Children will need to be supervised and no diving.
4. You can bring a boat into the beach area after you have launched it in the Irrigon Marina and tie it up temporarily at the beach. Kayaks can be used at the beach also. It is not our land but belongs to the BLM, no fires allowed. Take the folding chairs down to the beach and bring them back and leave them by the back gate when done.
5. Inside, you need to wash your dishes before you leave. Do not make the beds.
6. Please use the Airbnb app for communication or knock on our door for needs, concerns or help.
7. Please remember that you are sharing a home and respect our privacy and our neighbors privacy as we will yours too.

Stuart + Julie Dick



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To: Morrow County Board of Commissioners
 From: Tamra Mabbott, Planning Director
 CC: Planning Commission
 BOC Date: September 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.

August 27, 2024 Planning Commission Meeting

At their August 27th monthly meeting held in Heppner, the Planning Commission approved one Conditional Use Permit, one Land Use Decision and held the second legislative hearing for a Zoning Ordinance update. The Planning Commission voted unanimously to approve the code update and recommended the Board of Commissioners approve. The Board of Commissioner hearing for the code amendment will be October 2, 2024 in Heppner at 1:30 pm. The next Planning Commission meeting will be September 24th at 6:00 pm in Irrigon at the North Morrow Government Building.

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. In August, staff attended the EFSC meeting in Hermiston and provided comments in support of the Pinegate Renewable Energy Project. On day 2 of the EFSC meeting, staff shared comments about compliance challenges and requested support for weed abatement and other compliance issues. Energy projects in Morrow County is found here:



<https://www.co.morrow.or.us/planning/page/renewable-energy-1>

Morrow County Heritage Trail Update

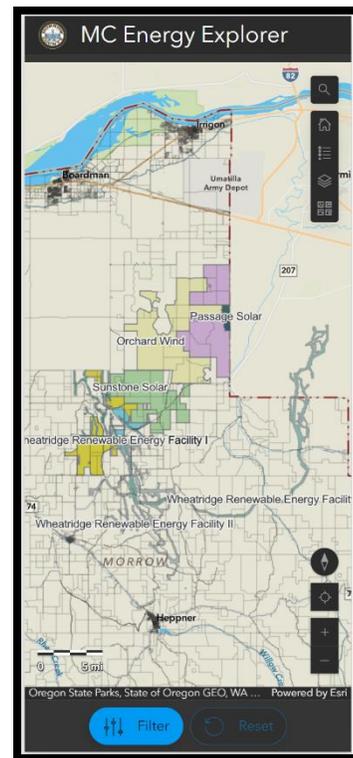
County Planning held the kickoff meeting with J-U-B Engineers, Inc. for the Columbia River Heritage Trail Master Plan Update. Stakeholders in attendance at the August 14th meeting in Boardman included Cities of Irrigon and Boardman and their Park Districts, Army Corps of Engineers, Chambers of Boardman and Irrigon and others. Future meetings will include a broader community of persons, landowners, hiking and equestrian groups, etc. Anyone interested in being involved in the trail plan update please contact Stephen Wrecsics, GIS Analyst at swrecsics@co.morrow.or.us or Tamra Mabbott, Planning Director at tmabbott@co.morrow.or.us (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.

GIS Mapping and Drone

Planning Department received confirmation of a Change X grant to help offset the cost of acquiring a new drone with thermal imaging capabilities. This drone would enhance the County's ability to develop high quality aerial images and 3D modeling. Additionally, because of the ability to change imaging payloads, the drone would have the capabilities to augment Emergency Management needs, such as wildfires and search and rescue operations

Additional work has been completed on the Morrow County Energy Explorer. Stephen has created a parallel version for mobile devices. This format is optimized to be graphically lighter than the desktop version, allowing users to easily view on their mobile device while enabling some filtering abilities by project type and permitting authority.

State Department of Forestry have prepared a new map showing high wildfire risk areas. A memo on this topic will be presented to the Board of Commissioners.



Interpretive Panel Update

Two of the newly redesigned Interpretive Panels have been installed. Staff is working with Irrigon and Boardman Parks, the Port of Morrow, United States Army Corps of Engineering, and USFW for authorization to install the other panels. Staff are beginning restoration and installation of panels and support structures and anticipate this to be completed later this year. The final drafts can be viewed at the link below.

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

CODE COMPLIANCE

The Compliance Planner has stayed busy investigating new code complaints, conducted regular site visits, and has been following up with compliance efforts throughout the county. In the last 30 days, code enforcement has opened six new code violations. These violations include RVs as dwellings, excessive junk or garbage, nuisance vehicle storage, animal density, and unpermitted structures or additions. In addition, three code violations have been resolved and closed out with compliance standards met.

WATER AND PLANNING ACTIVITIES

Water Advisory Committee

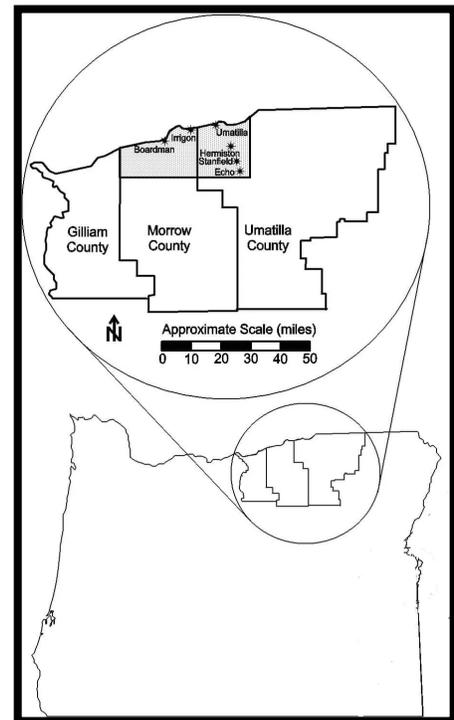
The Water Advisory Committee did not meet in July but met on September 9. Ronan Igloria, GSI Water Solutions, Inc. gave a presentation and overview on the draft policy and action recommendations. Agenda and meeting information is posted on county webpage here: <https://www.co.morrow.or.us/meetings> Agendas 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 July or August. The next meeting is scheduled for September 19th at 10:00 am at the Stafford Hansell Government Center in Hermiston during which time LUBGWMA members will hear an update from the State of Oregon which may include reorganizing the committee. The state report comes after an in-depth analysis by Oregon Consensus, an affiliate of the National Policy Consensus Center.

EPA Grant - Morrow Umatilla County Drinking Water ROADMAP

The newly named Umatilla Morrow County **Drinking Water ROADMAP** project is underway. On August 29th the Steering Committee and public heard an in-depth report from the team of engineers. The PowerPoint slides are posted on the county website. The engineers reviewed several new and emerging technologies available to treat drinking water on site. A map with newly consolidated data was shared which included areas or clusters of homes with high nitrate wells. The Steering Committee provided feedback on the prioritization of the various sub areas.



The ROADMAP Communications Team Consor will be hosting an outreach meeting in Boardman at the Sage Center at 6:00 pm on September 23rd. Anyone interested is encouraged to attend. The Roadmap Project Team will provide an update and explain why additional well sampling is needed for the project. The meeting is intended to help get the word out about the project and solicit participants to volunteer to have their wells tested as part of the research project. The testing will be at no cost to well owners and will be more extensive than previous testing that has been focused on nitrate levels in water. The ROADMAP testing will include an assessment of the well depth, casing, aquifer and surrounding factors.

CDS Phase II

Although a second round of Congressionally Directed Spending (CDS) was approved by Congress, county is holding off submitting the requisite application to EPA pending further progress of the

Phase II project. The delay will not compromise the availability of funds. CDS II funding is in the amount of \$1.4 million and is for Morrow County only.

Additional Public Engagement for West Glen Area

Planning Director and Administration have been working with Willamette Partnership (WP), a community engagement organization that specializes in infrastructure projects. County will be posting a Request for Proposal to conduct outreach with the West Glen neighborhood, the purpose of which is to listen, learn and share information about possible solutions to high nitrate wells. The Governors Regional Solutions Team has been a supportive partner with this effort.

County received preliminary approval of two grant applications submitted to Biz Oregon, which will pay for a preliminary engineering feasibility study for water and sewer to the Greater West Glen area. Additionally, with support from a grant writer in the Governor's Office, county will receive Technical Assistance from the EPA's Environmental and Climate Justice Community Change Grants Program (CCG). The TA grant does not guarantee a future grant application will be awarded but will provide technical support in submitting a grant application.

For more information about the Drinking Water Roadmap, 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>

Other Water Funding

Staff are providing support for a variety of efforts to research and secure funding for future water projects. One example is the Water Consortium concept proposed by Board Chair David Sykes which would be a public-private partnership entity that could apply for grants and donations and award funding for water projects. Planning Director attended a day and a half conference in Skamania hosted by USDA on funding rural infrastructure projects. There are promising opportunities available to help with the drinking water problem.

Natural Hazards Update

County recently received notice that Federal Emergency Management Agency (FEMA) is ready to approve the county 2024 Natural Hazard Mitigation Plan (NHMP). Update of the 2019 Plan has been underway for two years and with the assistance of the Department of Land Conservation and Development (DLCD) Natural Hazards Planning Team. Next step for county is to adopt a Resolution and the 2024 NHMP. This has been a multi-year and multi-agency process.

The next natural hazard planning effort will be an update to the Community Wildfire Protection Plan (CWPP) which Planning Department will develop in partnership with county Emergency Manager, Steve Freeland, and the multiple agencies and districts involved in fire.

New Federal Floodplain Regulations The Federal Emergency Management Agency (FEMA) recently notified Oregon counties and cities of new regulatory requirements that apply to lands located in the National Flood Insurance Rate Map, a part of the Federal Flood Insurance Program. Beginning December 1, 2024, county will need to require additional steps prior to permitting development in the floodplain. More information about the changes will be provided to the Board as a separate agenda item. Principal Planner Daisy Goebel is attending a conference next

week in Pasco, Washington to learn more about the changes and other floodplain management information.

Transportation Planning

Principal Planner Daisy Goebel submitted a grant application to update the county Transportation System Plan (TSP). The grant program is part of the Oregon Department of Transportation (ODOT) and Department of Land Conservation and Development (DLCD) Transportation Growth Management (TGM) Program. County has made minor amendments to the TSP but the last major update was in 2012. Eric Imes, Public Works Director, helped to scope the update project. Grant awards will be announced in late September.

All Morrow County transportation plans are on the Planning Department webpage here:

<https://www.co.morrow.or.us/planning/page/transportation-system-plan-0>

Tower Road IAMP Kick off meeting.

County approved an intergovernmental agreement with Oregon Department of Transportation to develop an Interchange Area Management Plan (IAMP) for the Interstate 84 and Tower Road intersection. The study will consider the capacity, safety and functionality of the Interstate 84 and Tower Road Intersection. Oregon Department of Transportation (ODOT) will be the lead agency. ODOT, traffic consulting team, and county met Friday the 6th September for an initial kick-off meeting. The internal team will meet bi-weekly, and will schedule public advisory committee meetings starting this winter. Landowners adjacent to the intersection and others who rely on that busy intersection for access to their land will be invited to participate. Anyone interested in participating in the study or serving on the advisory committee please contact Tamra Mabbott or Daisy Goebel in the Planning Department.



Morrow County received an award for the Rural Transit Equity Project. See attached. The project was beneficial for Planning, to better understand tools and techniques to increase public involvement particularly from traditionally underserved communities. The project was focused primarily on increasing ridership of county transit provided by the The Loop.

On August 29th, a state legislative Committee on Transportation held a hearing in Hermiston at the Eastern Oregon Trade and Convention Center. Planning Director attended in the evening and listened to testimony from the public where there was large support for local taxi and transit services.