



PLANNING DEPARTMENT

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

AGENDA

Morrow County Planning Commission

Tuesday, July 28, 2026, 6:00 pm

Morrow County Government Center, Irrigon, OR

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

Members of Commission

Stacie Ekstrom, Chair

John Kilkenny, Vice Chair

Norma Ayala

Brian George

Stephen Henthorn

Karl Smith

Tripp Finch

Brian Thompson

Elizabeth Peterson

Members of Staff

Tamra Mabbott, Planning Director

Stephen Wreccics, GIS Analyst

Michaela Ramirez, Administrative Assistant

George Cress, Principal Planner

Clint Shoemake, Associate Planner

Kaitlin Kennedy, Code Compliance Planner

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Minutes:** (Draft) June 30, 2026 [pg 4-14](#)
5. **Public Hearings** to begin at 6:00 PM (COMMISSION ACTION REQUIRED)
 - I. **Continued Hearing: Comprehensive Plan Amendment to add a Goal 5 Significant Resource, AC-168-26: Diane Kilkenny, Applicant and Property Owner.** The applicant is requesting a Comprehensive Plan Amendment to add a Significant Aggregate Resource site to the Goal 5 Inventory. The amendment would allow the designation of an approximately forty-three-acre aggregate site as a Large Significant Site on land zoned Exclusive Farm Use. The subject property is identified as Tax Lot 1300 of Assessor's Map 2S28E Section 21. Approval criteria include Morrow County Zoning Ordinance (MCZO) Exclusive Farm Use Zone, Article 3, Section 3.200, Significant Resource Overlay Zone, SRO, (C) Aggregate and Mineral Sites, Article 8 Amendments, ORS 215.298, OAR 660-023-0180(3)(5)(7), OAR 660-023-040, and OAR 660-023-060 [pg 16-68](#)
 - II. **Work Session on commercial trucks in Residential Zones.** This work session will be an active discussion among commission members, staff, and interested parties about [pg 70-72](#) commercial trucking businesses in residential zones. The public is welcome to participate.

6. **Other Business:**

7. **Correspondence:**

- I. July Monthly Update [pg 74-80](#)

8. **Public Comment:**

9. **Adjourn**

Next Meeting: Tuesday, August 25, 2026, 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: July 28, 2026, 6:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/6554697321?pwd=dFMxR2xlaGZkK1ZJRrSVrS1Q0SmRxUT09&omn=84249165172>

Meeting ID: **655 469 7321**

Passcode: **513093**

Find your local number: <https://us02web.zoom.us/j/kdmj6471tm>

Should you have any issues connecting to the Zoom meeting, please call 541-922-4624. Staff will be available at this number after hours to assist.

This is a public meeting of the Morrow County Planning Commission and may be attended by a quorum of the Morrow County Board of Commissioners. Interested members of the public are invited to attend. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours before the meeting to Tamra Mabbott at (541) 922-4624, or by email at tmabbott@morrowcountyor.gov.

THIS PAGE INTENTIONALLY LEFT BLANK



PLANNING DEPARTMENT

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

**Draft Minutes of the Public Meeting of the
 Morrow County Planning Commission
 Tuesday, June 30, 2026, 6:00 pm
 Bartholomew Building
 110 N Court St, Heppner, OR
 (Meeting was held in person in Irrigon and through video conference via Zoom)**

Morrow County Planning Commissioners Present: John Kilkenny, Liz Peterson, Tripp Finch

Attendance via Zoom: Stephen Henthorn, Brian George, Brian Thompson

Excused Absent: Commissioners Karl Smith, Norma Ayala, Chair Ekstrom

Morrow County Staff Present: Director Tamra Mabbott, Kaitlin Kennedy, Code Compliance Planner, Michaela Ramirez, Administrative Assistant, George Cress, Principal Planner

Morrow County Staff Attendance via Zoom: Stephen Wrecsics, GIS Analyst, Clint Shoemake, Associate Planner

Call to Order- Meeting was called to order at 6:03 PM by Vice-Chair, John Kilkenny

Roll Call

Pledge

Approval of Minutes: Vice-Chair Kilkenny asked if there were any amendments that needed to be made to the March minutes. There were none

Motion to approve the Draft March Minutes:

Motion by: Commissioner Finch

Seconded by: Commissioner Henthorn

Recommended Action: to Approve

Action: Unanimously Approved

Presented by: Tamra Mabbott, Director & Kaitlin Kennedy, Compliance Planner

Request: Continued from April 28, 2026. Morrow County Comprehensive Plan and Zoning Ordinance Amendment TSP-164-26, Tower Road Interchange Area Management Plan (IAMP) Adoption. This hearing is to adopt the Tower Road

Interchange Area Management Plan (IAMP). The adoption includes proposed amendments to the Morrow County Comprehensive Plan, adoption of the IAMP Overlay Zone (IAMP-O, Section 3.125) into the Morrow County Zoning Ordinance, and a Zoning Map Amendment to apply the IAMP Overlay Zone to the Tower Road Interchange area.

Director Mabbott: explained the county was the applicant and that it had combined efforts with the Oregon Department of Transportation and Kittleson and Associates. Director Mabbott then asked to enter into the record a list of exhibits received after Planning Commission packets were sent out. The exhibit list was passed out before the meeting.

Motion: to add exhibits to the record.

Motion by: Commissioner Finch

Seconded by: Commissioner George

Vote: All voted

Action: Unanimously Approved

Testifying Parties:

Kristine Connolly, Project Manager, Kittleson & Associates,

Cheryl Tallman, 706 Mt Hood, Boardman, OR 97818

Jonathan Tallman, 706 Mt Hood, Boardman, OR 97818

Teresa Penninger, Region 5, Oregon Department of Transportation, La Grande, OR

Barrett Dash, 280 NW Washington Ave, Irrigon, OR, 97844

Kelli Martin, Traffic Engineer for Oregon Department of Transportation

Kristine: presented and read through a PowerPoint. She explained that when the comprehensive plan amendments were adopted by the Planning Commission and Board of Commissioners, the Interchange Area Management and the zoning ordinance amendments, which include a new overlay zone, would then be adopted. She then said that once the Interchange Area Management Plan was adopted, the zoning ordinances do not establish any proportionate share fee system. As a team, Morrow County, Kittleson, Oregon Department of Transportation, and Urbsworks did some outreach to clarify comments from the April presentation and made some changes to the previous draft. The changes made are redlined and start on page 43 of the packet. She then asked if anyone had questions.

Director Mabbott: pointed out the flowchart on page 63 illustrating the steps involved in implementing necessary traffic enhancements. She felt this would be a challenge because it was the first time the county would introduce an analysis of construction traffic.

Vice-Chair Kilkenny: asked at what point the funding would be identified.

Director Mabbott: explained that each development would be required to mitigate its proportionate share of whatever impact that is, and the formula for that would be on a case-by-case basis. 31:28

Vice-Chair Kilkenny: asked how that would be negotiated.

Director Mabbott: responded that the applicant would have to present a traffic impact analysis that would be reviewed by an outsourced engineer of record. Then the engineers on both sides would have to figure out if the system operates within existing capacity.

Kristine: added that the proposed amendments lay the groundwork for developments to provide the information to determine their contribution.

Vice-Chair Kilkenny: commented that it wouldn't be the job of the Planning Commission to have to determine who would pay for it.34:15

Director Mabbott: commented that this would set the stage for allocating proportionate expenses to each development.

Vice-Chair Kilkenny: asked if there were any more questions.

Commission George: asked what types of development were expected and how the water needs would be handled.

Director Mabbott: responded that there was a traffic study done about a year ago. She added that Kittleson had a formula that projected what that buildout might look like.

Kristine: added that they modeled it after the development that occurred at the Port of Morrow.

Vice-Chair Kilkenny asked if there was anyone else who wanted to speak in favor of the plan. There were none.

Vice-Chair Kilkenny asked if there were any opponents.

Director Mabbott read the missing email from the record sent by Cheryl Tallman on June 29, 2026.

Commissioner Finch: motioned to add a June 29th email from Cheryl Tallman, to the record.

Commissioner Peterson: seconded the motion.

Vote: All voted

Action: Unanimously Approved

Cheryl: handed out a letter to the commission and Director Mabbott.

Commissioner Finch: motioned to add Exhibit I, a letter from Cheryl Tallman, to the record.

Commissioner Peterson: seconded the motion.

Vote: All voted

Action: Unanimously Approved

Jonathan: said he was frustrated because of the back-and-forth and sending amendments, and he had to call out specific things happening. He stated that the Oregon Department of

Transportation had already started construction on the site and that the Port of Morrow had put in a waterline. He asked that both the Port of Morrow's non-disclosure agreements and Umatilla Electric's protective order, infrastructure and the powerline, be part of the record. He quoted a newspaper article in the East Oregonian that said that those who trigger the growth should pay for the growth. He also said that on August 24th, (thought to be the April meeting) Tamra spoke at a Data Center Advisory Committee meeting, stating that this is all the growth that is in and happening at the O-124 mark. 52:00 He went on to say that the Oregon Department of Transportation had already started construction on the overpass and is detouring traffic through his property, and it is causing problems on his property as far as the overload. He stated that this is not conceptual plan; this is actual, and he would have appreciated having the traffic impact analysis ahead of time and not after. As a taxpayer, he felt he shouldn't have to pay for this.

Vice- Chair Kilkenny asked Jonathan if he had property by the interchange.

Jonathan: responded that he owned property off Exit 165. He said that currently, there is a detour on his off-ramp on his property, and those were the traffic studies they needed to do beforehand because construction had already begun around this exit. He stated those who trigger the growth should pay for the growth.

Director Mabbott: asked Teresa to explain the project currently taking place at Tower Road. It was her understanding that it was maintenance and had nothing to do with the interchange study.

Teresa: explained that the Tower Road Interchange project is to repair the bridge deck surface, approaches, and the railing. It's a 2.1 million dollar project, and the department hosted open houses about it. They found that there wasn't enough room on the bridge to maintain traffic, so they had to close it, and that this was not part of the long-range 20-year plan they were presenting tonight.

Vice- Chair Kilkenny asked if there were any more opponents who wanted to speak.

Barrett: stated that he was very concerned with the implementation of the project. He conferred with Jonathan about the transportation analysis and the timing of the plan's availability. He stated he had huge concerns because of a potential new data center going in near the river, because it would affect fishermen and all the wildlife. He felt this was an issue pushed upon the community. He mentioned he was glad that the traffic analysis was being assessed, but had concerns about the environmental aspect of it.

Vice-Chair Kilkenny asked if there was anyone else who was opposed and wanted to speak. There were none.

Vice-Chair Kilkenny asked if there was anyone who was neutral who wanted to speak. There were none.

Vice-Chair Kilkenny asked staff or Oregon Department of Transportation if they would like to rebut any of the comments.

Director Mabbott: stated for the record that Teresa did a good job of explaining the maintenance taking place on Tower Road, which is separate from the Interchange Management Plan. She also wanted to point out that the Planning Staff was not obligated to research a link submitted as part of a submittal, but would accept an electronic or written submittal. She announced that findings were drafted for the Planning Commission, which would then be forwarded to the Board of Commissioners. She then said she would make modest changes to address any new items entered into the record that were relevant to the application for the Board of Commissioners Hearing on August 5th. 1:09:21

Commissioner Peterson: spoke on how road studies had to be made, or projects wouldn't be funded. She also said that project plans could always be amended, and she understood that Jonathan wanted clarity on things in black and white versus the grey area.

Jonathan: responded that it was devaluing his property.

Commissioner Peterson: said she understood that too, but she understood that he wanted things to be clarified in black and white versus the grey it was now.

Jonathan: responded that they had already plugged it in, and he also said they would write out a check if we let them.

Commissioner Peterson: asked Jonathan if by they he meant Amazon.

Jonathan: responded yes.

Commissioner Peterson: said personally we couldn't control that either.

Jonathan: said yes, they could if they continued the hearing.

Commissioner Peterson: responded how would that make Amazon pay.

Jonathan: responded because they would implement it.

Director Mabbott: explained that the issue at hand is to make a recommendation to the Board on the interchange study, the implementation of ordinances, and the overlay zone. She explained that once they were adopted, it would be a tool for the county and the Oregon Department of Transportation to evaluate new development as it comes. She spoke on accesses and rights of ways and said the studies would have to have more detailed engineering analysis before interchange improvements were made.

Jonathan: responded that the plan has already been changed. He went on to say he wanted to hold Commissioner Peterson accountable.

Commissioner Peterson: said that this project may never happen and also mentioned that this plan could take place and then be amended.

Vice-Chair Kilkenny: asked if there was a process or a way to somehow attach the cost of this project with the development.

Director Mabbott: responded it was a case by case basis and that each development that is over 400 trips per day has to do a traffic impact analysis. She went on to explain if it went into mitigation that mitigation may come up with a formula that went into a fund to pay for the project.

Kelli: explained the traffic study expectations.

Commissioner Henthorn: asked if a single entity was contributing to the increase of traffic, could that be measured over the entirety or would it be a case-by-case basis.

Kelli: responded yes, it is a case-by-case basis and explained how the traffic analysis study works. She also said that that is what the SDC's are meant to capture, as well as development. It makes them pay for the traffic impacts that they add to the system.

Vice-Chair Kilkenny: asked if that was done by the state and not done by the county.

Kelli: responded that it is done by the county and that the state does not have a mechanism to collect the funds, so when you do the TSP work, that's something that will be established and assessed by the county with the support of Oregon Department of Transportation. She then explained some more of what this Interchange Area Management Plan method would give them.

Vice-Chair Kilkenny: expressed his concerns of how this project would be paid.

Commissioner Peterson: asked if there was going to be development on the north side.

Director Mabbott: responded that there was going to be development on the north side but didn't think it was imminent as the rest of the study area.

Kristine: added that was the phasing design was meant for, so that there's a way to make improvements in the event or minimize the improvements in the event that there's no development on the north side. She clarified that the Interchange Management Area Plan does not approve or permit any development to occur that would be handled separately under the county's typical application process.

Vice-Chair Kilkenny asked if anyone on the Commission would like to continue the hearing or keep the record open. There were none.

He closed the public hearing.

He asked the Planning Commission to deliberate or to ask further questions of staff, ODOT, and Kittleson.

He announced that the Planning Commission could make changes to the proposed adopting ordinance, and staff could assist.

He then asked for a motion if there were no more questions.

Recommended Action: Recommend to the Board of Commissioners to adopt **Comprehensive Plan and Zoning Ordinance Amendment TSP-164-26, Tower Road Interchange Area Management Plan (IAMP) Adoption.**

Motion: Recommend to the Board of Commissioners to adopt. **Comprehensive Plan and Zoning Ordinance Amendment TSP-164-26, Tower Road Interchange Area Management Plan (IAMP) Adoption.**

Motion by: Commissioner Finch

Seconded by: Commissioner Peterson

Roll: Commissioner Finch-yes, Commissioner Peterson- yes, Commissioner Henthorn-yes, Commissioner George-abstained, Vice-Chair Kilkenny-Yes

Vote: All voted

Action: Motion passed 4-0

Presented by: Kaitlin Kennedy, Code Compliance Planner

Request: Conditional Use Permit CUP-S-398-26: Aaron Platt, Liberty School LLC, Applicant and Property Owner. The applicant is requesting approval of a Home Occupation Conditional Use Permit to allow the operation and storage of firearms and firearm accessories incidental to off-site business activities. The subject property is identified as Tax Lot 701 of Assessor's Map 3S25E. The parcel is zoned Exclusive Farm Use (EFU) and is located outside the City of Heppner's Urban Growth Boundary (UGB). Approval criteria include Morrow County Zoning Ordinance (MCZO) Article 3, Section 3.010 (Exclusive Farm Use), and Article 6, Section 6.050.G (Standards Governing Conditional Uses—Home Occupations).

Vice-Chair Kilkenny asked if any of the Commission members wished to abstain, declare a conflict of interest or bias, or have any ex parte contact. There were none.

Vice-Chair Kilkenny asked if any members of the audience wished to request a member of the Commission abstain to prevent public defendant's bias, declare a conflict of interest, or have any ex parte contact. There were none.

Kaitlin presented Conditional Use Permit CUP-S-398-26.

Commissioner George: asked the applicant what kind of business he had off-site and whether he owned a gun store.

Aaron: responded that he supplied different packages for firearm trainers in the western United States and it was a formality for the ATF to have a home base.

Vice-Chair Kilkenny: asked if he was required by the ATF to have Planning Commission approval.

Director Mabbott: responded that he had to have a land use sign off.

Vice-Chair Kilkenny asked if there was anyone in favor of the project who would like to submit testimony or evidence.

He then asked the applicant if he would like to submit testimony.

Aaron: replied he did not.

Vice-Chair Kilkenny asked if there were any further questions for Mr. Platt from the staff or the Commission. There were none.

Vice-Chair Kilkenny asked if any other interested agencies or neutral parties to provide testimony. There were none.

Vice-Chair Kilkenny asked if there was anyone who wanted to hold the record open. There were none. He then closed the public hearing.

Testifying Parties:

None

Recommended Action: to approve **Conditional Use Permit CUP-S-398-26**

Motion: Approve **Conditional Use Permit CUP-S-398-26**

Motion by: Commissioner Finch

Seconded by: Commissioner Henthorn

Vote: All voted

Action: Unanimously approved

Presented by: George Cress, Principal Planner

Commissioner Finch asked if any of the Commission members wish to abstain, declare a conflict of interest or bias, or have any ex parte contact.

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

Commissioner Finch asked if any of audience members wish to request that a member of the Commission abstain, declare a conflict of interest or bias, or have any ex parte contact.

Commissioner Finch stated for the record that Commissioner Kilkenny stepped down and declared himself a conflict of interest.

George presented Amendment of a Proposed Change to the Comprehensive Plan or Land Use Regulation, AC-168-26.

Commissioner Finch asked if any of the Commissioners had a question for the staff.

Commissioner George: asked if this was being developed just to supply one particular project, a solar farm, and what was the motivation behind it.

George: responded that the applicants intended use was for a wind farm and a service road that would connect or provide access to that. The gravel or aggregate would be used for the road surface as well as for potential foundations or buildings.

Commissioner George: asked if the applicant would pay for the upkeep of the roads. George: responded that this would be a private road to the site. If the applicant used a public road then he would have to improve if needed but it is not contemplated with this application at this time.

Commissioner Finch invited the applicant to provide testimony and evidence.

John: explained that there are no houses within two miles of the site. He also explained that the solar project is still going through EFSC and felt it was about two years from being completed. He also stated that this gravel project would only be used for future solar projects, and this gravel would not leave the area. He explained that water trucks would be about the only traffic going through. He also stated that there hadn't been any NDA's signed with anyone for this project.

Testifying Parties:

Jonathan Tallman, 706 Mt Hood, Boardman, OR 97818

Cheryl Tallman, 706 Mt Hood, Boardman, OR 97818

Commissioner Peterson: asked if the Kilkennys would be open to providing gravel to other sites close by if they needed it.

John: responded yes. He also said if the site happened to expand to the south or to the west, he would be open to it and that there is nothing else planned at this point in time.

Diane: said that this project was environmentally safe and had less traffic traveling on public roads.

Commissioner Finch asked if there were any proponents who would like to present testimony or evidence. There were none.

Commissioner Finch asked if the Commission had any questions for the applicant. There were none.

Commissioner Finch asked if there were any opponents to testify or present evidence.

Jonathan Tallman: asked who John had signed a non-disclosure agreement with because he felt that this project tied into Pacific Power to provide rock chips through this energy project and this site development. He pointed out that he had added this to the record. He said we needed to look at the whole piece and not just this piece. He stated how important non-disclosure agreements were because people were now in it for their own interest and not the people. He also stated that if we were not using road-based abatements, it would be contradictory.

Commissioner Finch asked if there was anyone with neutral testimony or evidence.

Cheryl: asked how deep this pit would be, whether it is along Highway 84, is it going to be deep, do you know if there is rock, was the soil on top about four inches, after it's used would it be covered so that the animals can graze on it, would the applicant be responsible for creating new roads, and is this rock quarry necessary? Don't we have enough in the area?

John & Diane: he responded that he was working with DOGAMI, it's anticipated to be a thirty foot pit, then do a side slope, they are making it safe for animals, they will spread topsoil back on it with grass, the construction company would be responsible for creating roads, there currently is an existing road that John & Diane have maintained, the site is a half a mile off the state highway, there are no quarries 20 miles from this sight, and as for the non-disclosure agreement was related to a past PaciCorp project and any information is now public record.

Director Mabbott: asked if the non-disclosure agreement had anything to do with this project.

John: responded no it did not.

Commissioner Finch asked if someone would like to request to continue the hearing or keep the record open.

Jonathan: requested via email to keep the record open. 2:07:00

Director Mabbott and Dan worked on clarifying the 7-7-7 process and understanding its functionality because the item was legislative and quasi-judicial.

Recommended Action: to Approve **Amendment of a Proposed Change to the Comprehensive Plan or Land Use Regulation, AC-168-26**

Motion: to continue the record open for the 7-7-7 request for **Amendment of a Proposed Change to the Comprehensive Plan or Land Use Regulation, AC-168-26, and to continue the hearing on July 28, 2026, at the Morrow County Government Center in Irrigon.** The first period ending on July 8th, second period ending on July 15th, and the third period ending on July 26th at 5 PM and the next hearing will be July 28th at 6 PM.

Motion by: Commissioner Peterson

Seconded by: Commissioner Henthorn

Vote: All voted

Action: Approved

Other Business: Director Mabbott spoke about having a work session and code amendment language for home occupations (commercial trucks) at the next Planning Commission meeting in July. Planning Commission decided that the Home Occupation applicants and adjoining landowners would be invited to the work session.

Correspondence: June Planning Update

Public Comment: Jonathan Tallman spoke about how frustrated he was with using the code enforcement on the small companies. He said that the county is allowing big road systems to create demand for wind farms, industrial roads, aggregates, and utility transportation. He also

stated that the data centers offer \$220 for a rent perdium and he felt that this is why rents were so high. He just wanted the facts to be heard.

Commissioner Thompson: noted that the Planning Commission voted unanimously to make Amazon's a Conditional Use Permit, and it was shot down by the Board of Commissioners.

Director Mabbott: mentioned that the Board of Commissioners is talking about having a listening session about large industrial development, not to single out data centers or anything else. She also said the County Administrator asked the staff to work on some slides that would explain our permitting process. She pointed out that it would be a listening session for the Board to listen to folks.

Adjourned: Meeting adjourned at 8:35 PM

Next Meeting: Tuesday, July 28, 2026, at 6:00 p.m. The next meeting will be held in Irrigon, OR, at the Morrow County Government Center.

Respectfully submitted,
Michaela Ramirez

THIS PAGE INTENTIONALLY LEFT BLANK



P.O. Box 40 • 215 NE Main Ave. Irrigon, Oregon 97844
(541) 922-4624 • www.co.morrow.or.us/planning

MEMO

July 21, 2026

TO: Morrow County Planning Commission

FROM: George Cress, Principal Planner

RE: Amendment of a Proposed Change to the Comprehensive Plan or Land Use Regulation, AC-168-26, Goal 5 Aggregate Resources Inventory.

Three email correspondence with attachments were submitted on June 24, 2026, and June 30, 2026, after the Planning Commission packet was posted on the County website. The correspondence submitted by Jonathan Tallman is attached to the Commission's packet as Exhibits. Mr. Tallman's correspondence concerns the formal adoption for the Amendment of a Proposed Change to the Comprehensive Plan or Land Use Regulation, AC-168-26.

John and Diane Kilkenny, Property Owners, are requesting a Comprehensive Plan Amendment to add a Significant Aggregate Resource site to the Goal 5 Inventory. The amendment would allow the designation of an approximately forty-three-acre aggregate site as a Large Significant Site on land zoned Exclusive Farm Use. The subject property is identified as Tax Lot 1300 of Assessor's Map 2S28E Section 21. Approval criteria include Morrow County Zoning Ordinance (MCZO) Exclusive Farm Use Zone, Article 3, Section 3.200, Significant Resource Overlay Zone, SRO, (C) Aggregate and Mineral Sites, Article 8 Amendments, ORS 215.298, OAR 660-023-0180(3)(5)(7), OAR 660-023-040, and OAR 660-023-060.

Please refer to the Final Findings of Fact Application Number AC (M)-168-26, Goal 5 Aggregate Site and supporting materials available on the Morrow County Planning website.

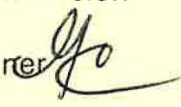
**PLANNING DEPARTMENT**

P.O. Box 40 • 215 NE Main Ave. Irrigon, Oregon 97844
(541) 922-4624 • www.morrow.or.us/planning

June 23, 2026

MEMO

TO: Morrow County Planning Commission

FROM: George Cress, Principal Planner 

RE: Amendment of a Proposed Change to the Comprehensive Plan or Land Use Regulation, AC-168-26, Goal 5 Aggregate Resources Inventory.

The purpose of this memorandum is to recommend formal adoption for the Amendment of a Proposed Change to the Comprehensive Plan or Land Use Regulation, AC-168-26.

John and Diane Kilkenny, Property Owners, are requesting a Comprehensive Plan Amendment to add a Significant Aggregate Resource site to the Goal 5 Inventory. The amendment would allow the designation of an approximately forty-three-acre aggregate site as a Large Significant Site on land zoned Exclusive Farm Use. The subject property is identified as Tax Lot 1300 of Assessor's Map 2S28E Section 21. Approval criteria include Morrow County Zoning Ordinance (MCZO) Exclusive Farm Use Zone, Article 3, Section 3.200, Significant Resource Overlay Zone, SRO, (C) Aggregate and Mineral Sites, Article 8 Amendments, ORS 215.298, OAR 660-023-0180(3)(5)(7), OAR 660-023-040, and OAR 660-023-060.

The proposed aggregate quarry site is approximately forty-three acres in size and is a part of a larger 4,539-acre parcel located in south Morrow County. The nearest residence is approximately two miles away. Aggregate from the quarry site will be used for local road construction and site material for the proposed Heppner Wind Farm.

The proposed quarry will be a new site and is not on the County's list of Significant Aggregate Resources in the Comprehensive Plan as required in OAR 660-023-0180. The property owner's submitted application states that the proposed quarry site is large enough to provide more than 500,000 tons of aggregate material. The owner has also submitted recent test results from a lab that indicate the material from the site meets the Oregon Department of Transportation Base Aggregate Specifications.

The surrounding land is agricultural, including dryland wheat and range land. The nearest residence is approximately two miles away and is owned by the applicant.

Recommendation:

For the Morrow County Planning Commission to recommend that the Board of Commissioners adopt the Amendment to the Goal 5 Significant Aggregate Resource Inventory in the County Comprehensive Plan and designate the proposed quarry as a Large Significant Site in accordance with OAR 66-023-0180 (4).

Please refer to the Final Findings of Fact Application Number AC (M)-168-26, Goal 5 Aggregate Site and supporting materials available on the Morrow County Planning website.

FINDINGS OF FACT
Application Number
AC(M)-168-26
Goal 5 Aggregate Site

REQUEST: Proposed change to the Comprehensive Plan to allow development of a new aggregate rock quarry site on EFU-zoned property. This proposal is to amend the Goal 5 Significant Aggregate Resource Inventory in the County Comprehensive Plan and designate the proposed quarry as a Large Significant Site in accordance with OAR 660-023-0180 (4).

APPLICANT: Diane Kilkenny

OWNER: John O. and Diane L. Kilkenny

PROPERTY OWNER:

PROPERTY DESCRIPTION: Tax Lot 1300 of Assessor's Map 2S 28E Sec 21

PROPERTY LOCATION: 79074 Hwy 74, Heppner, OR 97836

FINDINGS OF FACT:

- I. **BACKGROUND INFORMATION:** The proposed aggregate quarry site is approximately forty-three acres in size and is a part of a larger 4,539-acre parcel located in south Morrow County. The nearest residence is approximately two miles away. Aggregate from the quarry site will be used for local road construction and site material for the proposed Heppner Wind Farm.

The proposed quarry will be a new site and is currently not the County's list of Significant Aggregate Resources in the Comprehensive Plan as required in OAR 660-023-0180. The property owner's submitted application states that the proposed quarry site is large enough to provide more than 500,000 tons of aggregate material. The owner has also submitted recent test results from a lab that indicate the material from the site meets the Oregon Department of Transportation Base Aggregate Specifications.

Surrounding Land Uses. The surrounding land is agricultural, including dryland wheat and range land. The nearest residence is approximately two miles away and is owned by the applicant.

Quarry Site Operation and Reclamation. The property owner's application indicates the area of extraction is approximately 43 acres in size and will be mined as needed to meet demand for the aggregate. The property owner has applied for a Department of Geology and Mineral Industries (DOGAMI) permit.

The proposed site is currently not designated a "significant" Goal 5 resource in the Comprehensive Plan. Approval of the application would identify the site as a Large Significant Resource Site in the Comprehensive Plan.

- II. **APPROVAL CRITERIA:** The applicant has filed under the Morrow County Zoning Ordinance, ARTICLE 3, USE ZONES, Section 3.010 Exclusive Farm Use Zone, Section 3.200 Significant Resource Overlay Zone, ARTICLE 8 AMENDMENTS, Oregon Revised Statutes 215.298 and Oregon Administrative Rule 660-033-0180 Mineral and Aggregate Resources. Specific criteria are listed below in **bold type**, followed by a response in standard type:

The following uses are permitted subject to county review, any specific standards for the use set forth in Section F, Article 6, the general standards for the zone, and any other applicable standards and review process in the ordinance:

10. Operations conducted for mining, crushing or stockpiling of aggregate and other mineral and other subsurface resources subject to ORS 215.298.

SECTION 3.200 Significant Resource Overlay Zone. The purpose of the Significant Resource Overlay Zone is to protect significant mineral resources, scenic areas, natural areas, and fish and wildlife habitat in Morrow County, and to permit development which is compatible with such protection.

A. Application. The Significant Resource Overlay Zone shall be applied to those sites designated as a Significant Resource Site on the Morrow County Comprehensive Plan Goal 5 Resource Map, and determined to be worthy of full protection or limited protection against conflicting uses.

B. Permissible Uses. If a use or activity permitted outright in the underlying zone, or a use or activity requiring a zoning permit in the underlying zone is listed in Section 3.200 E as a conflicting use or activity, it shall become a conditional use subject to the provisions of Article 6 and the provisions of this ordinance.

C. Categories.

1. Aggregate and Mineral Sites. The Zoning Map will be amended to apply the Overlay Zone to an approved mining site including an impact area. Mineral and aggregate sites approved in Morrow County may have an impact area of up to 1500 feet when permitted under certain Comprehensive Plan approval processes. Based on the Comprehensive Plan analysis, development in an Overlay Zone impact area is subject to the following standards:

a. Uses permitted Outright. Uses permitted outright in the underlying zone, except conflicting uses described in the Comprehensive Plan Analysis may be permitted subject to the standards and criteria of the underlying zone.

b. Uses Allowed Conditionally. Uses permitted conditionally in the underlying zone and conflicting uses shall be reviewed as conditional uses subject to the standards and criteria of the underlying zone and the criteria listed in paragraph 4 below.

c. Prohibited Uses. Uses identified through the Comprehensive Plan analysis as incompatible with mining in all instances shall not be permitted within the impact area.

d. Approval Criteria for proposed uses allowed conditionally in the impact area. The applicant must demonstrate compliance with the following criteria:

- i. The proposed use will not interfere with or cause an adverse impact on lawfully established and lawfully operating mining operations;
- ii. The proposed use will not cause or threaten to cause the mining operation to violate any applicable standards of this Section or County approval in the Comprehensive Plan;
- iii. An application for a new noise or dust sensitive use shall demonstrate that the mining operation in the adjacent extraction area will maintain compliance with DEQ noise control standards and ambient air quality and emission standards as measured at the new noise or dust sensitive use. If deemed necessary by the Planning Director, the applicant for a new noise sensitive use shall submit an analysis prepared by an acoustical engineer, demonstrating that the applicable DEQ noise control standards are met or can be met by a specified date. If noise mitigation measures are necessary to ensure continued compliance on the part of the mining operation such measures shall be a condition of approval. If noise mitigation measures are inadequate to ensure compliance with DEQ noise control standards, the noise sensitive use shall not be approved within the impact area. (MC OR-1-2013).

The above criteria would apply to future conditional use permit applications. All the land in the impact area is zoned Exclusive Farm Use, and subsequently, a limited number of uses are allowed. There are no residential dwellings in the impact area. The proposed site is adjacent to the proposed Heppner Wind Farm. Aggregate material from the quarry will be used in both the construction of the wind farm and a local service road which provides access for the renewable energy project.

The proposed forty- three (43) acre quarry site is located near or on a rocky ridge line with an average soil depth of 3" to 6". Surrounding property for the proposed quarry site is hilly range land owned by the applicant. Parcels abutting the proposed site are lands zoned EFU. See attached map.

Any future uses that may conflict with the quarry are required to be analyzed in accordance with OAR Requirements for Complying with Goal 5 660-023-0180 (5). Future structures may be permitted on parcels located inside the impact area and are subject to property line setback requirements of 100 feet.

Termination of the Overlay Zone. When a significant aggregate site has been depleted or can be proven to be uneconomical to mine, and either the reclamation completed or a proposed zone change and development approved by the County that would eliminate the need for the reclamation, the Overlay Zone can be removed. Rezoning or other actions to terminate mining or the protection of the resource will not relieve requirements on the part of the owner or operator of obligations regarding the site in accordance with County approvals and Oregon Law. (MC OR-1-2013).

ARTICLE 8. AMENDMENTS:

SECTION 8.040. CRITERIA. The proponent of the application or permit has the burden of proving justification for its approval. The more drastic the request or the greater the impact of the application or permit on the neighborhood, area, or county, the greater is the burden on the applicant. The following criteria shall be considered by the Planning Commission in preparing a recommendation and by the County Board of Commissioners in reaching their decision.

A. The local conditions have changed and would warrant a change in the zoning of the subject property(ies).

This Amendment is requested by the property owner in order to extract aggregate material to provide for the development of a nearby future wind farm and access road..

B. The public services and facilities are sufficient to support a change in designation including, but not limited to, water availability relevant to both quantity and quality, waste and storm water management, other public services, and streets and roads.

The site location for the proposed Plan Amendment will not require any improvement to public roads nor infrastructure. Access from the rock quarry to the proposed wind farm will be via a local gravel service road owned and developed by the applicant/property owner and not require changes to existing public roadways.

1. Amendments to the zoning ordinance or zone changes which significantly affect a transportation facility shall assure that land uses are consistent with the function, capacity, and level of service of the facility identified in the Transportation System Plan. This shall be accomplished by one of the following:

a. Limiting allowed land uses to be consistent with the planned function of the transportation facility or roadway;

b. Amending the Transportation System Plan to ensure that existing, improved, or new transportation facilities are adequate to support the proposed land Uses consistent with the requirement of the Transportation Planning Rule; or,

c. Altering land use designations, densities, or design requirements to reduce demand for automobile travel to meet needs through other modes.

2. A plan or land use regulation amendment significantly affects a transportation facility if it:

a. Changes the functional classification of an existing or planned transportation facility;

b. Changes standards implementing a functional classification;

c. Allows types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility; or

d. Would reduce the level of service of the facility below the minimal acceptable level identified in the Transportation System Plan. (MC-C-8-98).

As stated by the applicant, the proposed quarry will generate truck traffic by vehicles using private local service roads and will not cause impacts to the functional classification nor service levels of the primary and secondary public roads.

C. That the proposed amendment is consistent with unamended portions of the Comprehensive Plan and supports goals and policies of the Comprehensive Plan, that there is a public need for the proposal, and that the need will be best served by allowing the request. If other areas in the county are designated for a use as requested in the application, then a showing of the necessity for introducing that use into an area not now so zoned and why the owners there should bear the burden, if any, of introducing that zone into their area.

The proposed Plan Amendment is consistent with unamended portions of the Comprehensive Plan. This application supports County adopted goals and policies for utilizing available local resources to support renewable energy project development.

C. The request addresses issues concerned with public health and welfare, if any.

The aggregate mined from this proposed quarry site will be used to support the development of a local renewable energy project, as well as future road and energy projects. This project could help meet the goals of the State of Oregon towards reducing the reliance on fossil fuels which has public health implications. The quarry would also generate an additional revenue source to help support the local farming community.

Aggregate mined from this quarry is intended initially to be used for a proposed nearby wind farm. Any future offsite hauling of aggregate from this quarry will be subject to review and approval by the County Planning and Public Works Departments in accordance with County Road standards, dust abatement, and a Road Use Agreement (RUA). This approval includes a condition to require a Road Use Agreement and compliance with county road standards and dust abatement.

ORS 215.298 Mining in exclusive farm use zone; land use permit:

(2)(a) Except as provided in subsection (3) of this section, for purposes of ORS 215.213 (2) and 215.283 (2), a land use permit is required for mining more than 1,000 cubic yards of material or excavation preparatory to mining of a surface area of more than one acre. A county may set standards for a lower volume or smaller surface area than that set forth in this subsection.

(b) A permit for mining of aggregate shall be issued only for a site included on an inventory in an acknowledged comprehensive plan.

This application will require a determination of Goal 5 significance by the Board of County Commissioner's in order for mining to be permitted. If approved the site will be included in the Morrow County's inventory of Significant Aggregate Sites in the Comprehensive Plan.

Oregon Case Law; Oregon Case Law LUBA Beaver State Sand and Gravel v. Douglas County, 43 or LUBA 140 (2002). The ORS 215.298 provision allows a mining operation on EFU-zoned lands if the site is on an "inventory" in a comprehensive plan. Under the Goal 5 rule the term "inventory" referred to an inventory of significant mineral sites. ORS 215.209 allows mining in an EFU zone only if the site is on a comprehensive plan inventory of significant mineral sites, not if the site is on a separate list of non-significant sites. This action takes into account the LUBA Case described above. If approved, the aggregate mine will be placed on the Comprehensive Plan list of Large Significant Mineral Sites.

OAR 660-023-0180 Mineral and Aggregate Resources:

(3) An aggregate resource site shall be considered significant if adequate information regarding the quantity, quality, and location of the resource demonstrates that the site meets any one of the criteria in subsections (a) through (c) of this section, except as provided in subsection (d) of this section:

(a) A representative set of samples of aggregate material in the deposit on the site meets applicable Oregon Department of Transportation (ODOT) specifications for base rock for air degradation, abrasion, and soundness, and the estimated amount of material is more than 2,000,000 tons in the Willamette Valley, or more than 500,000 tons outside the Willamette Valley;

(b) The material meets local government standards establishing a lower threshold for significance than subsection (a) of this section; or

(c) The aggregate site was on an inventory of significant aggregate sites in an acknowledged plan on September 1, 1996.

(d) Notwithstanding subsections (a) and (b) of this section, except for an expansion area of an existing site if the operator of the existing site on March 1, 1996, had an enforceable property interest in the expansion area on that date, an aggregate site is not significant if the criteria in either paragraphs (A) or (B) of this subsection apply:

(A) More than 35 percent of the proposed mining area consists of soil classified as Class I on Natural Resource and Conservation Service (NRCS) maps on June 11, 2004; or

(B) More than 35 percent of the proposed mining area consists of soil classified as Class II, or of a combination of Class II and Class I or Unique soil, on NRCS maps available on June 11, 2004, unless the average thickness of the aggregate layer within the mining area exceeds:

(i) 60 feet in Washington, Multnomah, Marion, Columbia, and Lane counties;

(ii) 25 feet in Polk, Yamhill, and Clackamas counties; or

(iii) 17 feet in Linn and Benton counties.

Adequate information has been provided to the Planning Department regarding the quality, quantity, and location of the aggregate as required by (a) above. Test results from Carlson Testing, Inc. are attached. Based on the test results, the site can be deemed a significant resource. The quarry site is comprised of predominantly gravel, very gravelly loam, a class VII soil (USDA Soil Survey of Morrow County Area, 1983), Per the application, the site has the potential to produce in excess of 500,000 tons of aggregate. Based on test results, this quarry site complies with OAR. 666-02306180 (3) (a) Mineral and Aggregate Resources.

(4) Notwithstanding section (3) of this rule, a local government may also determine that an aggregate resource site on farmland is significant if subsections (a) and (b) of this section apply or if subsection (c) of this section applies:

(a) The quantity of material proposed to be mined from the site is estimated to be 2,000,000 tons of aggregate material or less for a site in the Willamette Valley, or 500,000 tons or less for a site outside the Willamette Valley; and

(b) Not more than 35 percent of the proposed mining area consists of soil:
(A) Classified as Class I on Natural Resource and Conservation Service (NRCS) maps available on June 11, 2004; or

(B) Classified as Class II, or of a combination of Class II and Class I or Unique soil, on NRCS maps on June 11, 2004, unless the average thickness of the aggregate layer within the mining area exceeds the

amounts specified in paragraph (B) of subsection (3)(d) of this rule.

(c) A local land use permit that allows mining on the site was issued prior to April 3, 2003, and the permit is in effect at the time of the significance determination.

(5) For significant mineral and aggregate sites, local governments shall decide whether mining is permitted. For a PAPA application involving an aggregate site determined to be significant under section (3) of this rule, the process for this decision is set out in subsections (a) through (g) of this section. A local government must complete the process within 180 days after receipt of a complete application that is consistent with section (8) of this rule, or by the earliest date after 180 days allowed by local charter.

(a) The local government shall determine an impact area for the purpose of identifying conflicts with proposed mining and processing activities. The impact area shall be large enough to include uses listed in subsection (b) of this section and shall be limited to 1,500 feet from the boundaries of the mining area, except where factual information indicates significant potential conflicts beyond this distance. For a proposed expansion of an existing aggregate site, the impact area shall be measured from the perimeter of the proposed expansion area rather than the boundaries of the existing aggregate site and shall not include the existing aggregate site.

A 1,500-foot study area was used to measure the impacts of this proposed use. An impact area map is attached to these findings. The existing uses within the impact area are agriculture, comprising mainly of scab range lands, sparse cattle grazing and dryland wheat farming.

(b) The local government shall determine existing or approved land uses within the impact area that will be adversely affected by proposed mining operations and shall specify the predicted conflicts. For purposes of this section, “approved land uses” are dwellings allowed by a residential zone on existing platted lots and other uses for which conditional or final approvals have been granted by the local government. For determination of conflicts from proposed mining of a significant aggregate site, the local government shall limit its consideration to the following:

(A) Conflicts due to noise, dust, or other discharges with regard to those existing and approved uses and associated activities (e.g., houses and schools) that are sensitive to such discharges;

The proposed 43-acre quarry site is located on a larger 4,539- acre parcel, Tax Lot 1300. Surrounding properties in the Study Area are similar in nature to the proposed quarry site. The nearest residential dwelling is located approximately 2 miles in distance and owned by the applicant. The quarry activities do not appear

to create noise, dust or other discharges that would impact residential dwellings or farm uses in the impact area or outside of the parcel boundaries.

(B) Potential conflicts to local roads used for access and egress to the mining site within one mile of the entrance to the mining site unless a greater distance is necessary in order to include the intersection with the nearest arterial identified in the local transportation plan. Conflicts shall be determined based on clear and objective standards regarding sight distances, road capacity, cross section elements, horizontal and vertical alignment, and similar items in the transportation plan and implementing ordinances. Such standards for trucks associated with the mining operation shall be equivalent to standards for other trucks of equivalent size, weight, and capacity that haul other materials;

Due to the location and resulting minimal impacts to existing farm uses and residential dwellings there are no proposed mitigating measures recommended at this time, other than dust abatement on haul roads, both private and public. It is understood that one of the destinations for the aggregate materials is the proposed Heppner Wind Farm. The trucks hauling aggregate will utilize a local road with direct access to the proposed Heppner Wind Farm. Truck traffic accessing local public roads is anticipated to be minimal. However, as a condition of approval, landowner and quarry operator will be required to sign a Road Use Agreement with County Public Works.

(C) Safety conflicts with existing public airports due to bird attractants, i.e., open water impoundments as specified under OAR chapter 660, division 013;

There are no airports within the impact area. The nearest airport identified in County Comprehensive Plan is located at Lexington. There are no proposed mitigating measures.

(D) Conflicts with other Goal 5 resource sites within the impact area that are shown on an acknowledged list of significant resources and for which the requirements of Goal 5 have been completed at the time the PAPA is initiated;

No significant resources have been identified on the site, or within the impact area. There are no proposed mitigating measures.

(E) Conflicts with agricultural practices; and

Agricultural use within 1,500 feet are minimal due to the fact that the property does not have water rights and the soil types are not suitable for farming other than grazing. According to the application, the quarry site is located on hilly area with rock outcrops and will not provide for a sustainable return from farming practices.

(F) Other conflicts for which consideration is necessary in order to carry out ordinances that supersede Oregon Department of Geology and Mineral Industries (DOGAMI) regulations pursuant to ORS 517.780.

No other conflicts have been identified.

- (c) The local government shall determine reasonable and practicable measures that would minimize the conflicts identified under subsection (b) of this section. To determine whether proposed measures would minimize conflicts to agricultural practices, the requirements of ORS 215.296 shall be followed rather than the requirements of this section. If reasonable and practicable measures are identified to minimize all identified conflicts, mining shall be allowed at the site and subsection (d) of this section is not applicable. If identified conflicts cannot be minimized, subsection (d) of this section applies.**

The only potential conflict that might arise from the proposed use is the potential of fugitive dust from the quarry site operations or from trucks accessing the adjacent proposed Heppner Wind Farm. Fugitive dust impacts resulting from this use should be minimal due to the remote location of the quarry site and the use of a private local road to haul aggregate material to the proposed wind farm site. Reasonable and practicable measures are identified that will minimize the identified conflict that might arise from mining practices or haul trucks accessing local gravel roads. Additionally, the quarry operator and/or landowner will be required to sign a Road Use Agreement with County Public Works.

- (d) The local government shall determine any significant conflicts identified under the requirements of subsection (c) of this section that cannot be minimized. Based on these conflicts only, local government shall determine the ESEE consequences of either allowing, limiting, or not allowing mining at the site. Local governments shall reach this decision by weighing these ESEE consequences, with consideration of the following:**

(A) The degree of adverse effect on existing land uses within the impact area;

(B) Reasonable and practicable measures that could be taken to reduce the identified adverse effects; and

(C) The probable duration of the mining operation and the proposed post-mining use of the site.

Mitigation measures can be added to the permit if conflicts are identified. Conflicting uses have not been identified as part of the application review at this time.

- (e) Where mining is allowed, the plan and implementing ordinances shall be amended to allow such mining. Any required measures to minimize conflicts, including special conditions and procedures regulating mining, shall be clear and objective. Additional land use review (e.g., site plan review), if required by the local government, shall not exceed the minimum review necessary to assure compliance with these requirements and shall not provide opportunities to deny mining for reasons unrelated to these requirements, or to attach additional approval requirements, except with regard to mining or processing activities:**

The application review did not reveal any conflicts. The Comprehensive Plan may be amended pursuant to the Board of Commissioners' adopted findings.

(A) For which the PAPA application does not provide information sufficient to determine clear and objective measures to resolve identified conflicts;

(B) Not requested in the PAPA application; or

(C) For which a significant change to the type, location, or duration of the activity shown on the PAPA application is proposed by the operator.

(f) Where mining is allowed, the local government shall determine the post-mining use and provide for this use in the comprehensive plan and land use regulations. For significant aggregate sites on Class I, II and Unique farmland, local governments shall adopt plan and land use regulations to limit post-mining use to farm uses under ORS 215.203, uses listed under ORS 215.213(1) or 215.283(1), and fish and wildlife habitat uses, including wetland mitigation banking. Local governments shall coordinate with DOGAMI regarding the regulation and reclamation of mineral and aggregate sites, except where exempt under ORS 517.780.

The applicant has applied for a permit for the proposed use from DOGAMI. The applicant has stated that site will be reclaimed after the mining operation is no longer in operation.

(g) Local governments shall allow a currently approved aggregate processing operation at an existing site to process material from a new or expansion site without requiring a reauthorization of the existing processing operation unless limits on such processing were established at the time it was approved by the local government.

The applicant is seeking a permit to create a new rock quarry. No existing mining operations are currently on the Tax Lot.

(6) For an aggregate site on farmland that is determined to be significant under section (4) of this rule, the requirements of section (5) of this rule are not applicable, except for subsection (5)(f), and the requirements of OAR 660-023-0040 though 660-023-0050 are not applicable. Instead, local governments shall decide whether mining is permitted by applying subsections (a) through (d) of this section:

(a) The proposed aggregate mine shall satisfy discretionary conditional use permit approval standards adopted by the local government pursuant to applicable requirements of ORS 215.213(2) or 215.283(2), and the requirements of ORS 215.296 and 215.402 through 215.416;

(b) The local government shall determine the post-mining use in accordance with subsection (5)(f) of this rule;

(c) The local government shall issue a permit for mining aggregate only for

a site included on an inventory of significant aggregate sites in the comprehensive plan in accordance with ORS 215.298(2); and

(d) The conditional use permit shall not allow mining of more than the maximum amount of aggregate material specified under subsection (4)(a) of this rule.

(7) Except for aggregate resource sites determined to be significant under section (4) of this rule, local governments shall follow the standard ESEE process in OAR 660-023-0040 and 660-023-0050 to determine whether to allow, limit, or prevent new conflicting uses within the impact area of a significant mineral and aggregate site. (This requirement does not apply if, under section (5) of this rule, the local government decides that mining will not be authorized at the site.)

(8) In order to determine whether information in a PAPA submittal concerning an aggregate site is adequate, local government shall follow the requirements of this section rather than OAR 660-023-0030(3). An application for approval of an aggregate site following sections (4) and (6) of this rule shall be adequate if it provides sufficient information to determine whether the requirements in those sections are satisfied. An application for a PAPA concerning a significant aggregate site following sections (3) and (5) of this rule shall be adequate if it includes:

(a) Information regarding quantity, quality, and location sufficient to determine whether the standards and conditions in section (3) of this rule are satisfied;

(b) A conceptual site reclamation plan;

NOTE: Final approval of reclamation plans resides with DOGAMI rather than local governments, except as provided in ORS 517.780

(c) A traffic impact assessment within one mile of the entrance to the mining area pursuant to section (5)(b)(B) of this rule;

(d) Proposals to minimize any conflicts with existing uses preliminarily identified by the applicant within a 1,500 foot impact area; and

(e) A site plan indicating the location, hours of operation, and other pertinent information for all proposed mining and associated uses.

(9) Local governments shall amend the comprehensive plan and land use regulations to include procedures and requirements consistent with this rule for the consideration of PAPAs concerning aggregate resources. Until such local regulations are adopted, the procedures and requirements of this rule shall be directly applied to local government consideration of a PAPA concerning mining authorization, unless the local plan contains specific criteria regarding the consideration of a PAPA proposing to add a site to the list of significant aggregate sites, provided:

(a) Such regulations were acknowledged subsequent to 1989; and

(b) Such regulations shall be amended to conform to the requirements of this rule at the next scheduled periodic review after September 1, 1996, except as provided under OAR 660-023-0250(7).

Comprehensive Plan Goal 5 Inventory

This proposed amendment to the Morrow County Comprehensive Plan is to add the Kilkenny Pit to the list of Goal 5 protected, Large Significant Aggregate Sites. The following proposed changes will be made to Open Space, Scenic and Historic Area Aggregate mines with Goal 5 Protection. See attached Inventory.

III. LEGAL NOTICE PUBLISHED: June 4, 2026

IV. AGENCIES NOTIFIED: May 26, 2026

V. PROPERTY OWNERS NOTIFIED: June 10, 2026

VI. HEARING DATE: June 30, 2026

VII. RECOMMENDATION OF THE MORROW COUNTY PLANNING COMMISSION:
Recommendation of staff is to approve the application subject to CONDITIONS OF APPROVAL:

VIII. FINAL DECISION.

Actions:

The Planning Commission may recommend to the Morrow County Board of Commissioners, approval of the application subject to the following conditions of approval:

1. Adopt the Findings.
2. Include the aggregate site as a Large Significant Site in the list of Goal 5 Significant Aggregate Resources in the Comprehensive Plan.
3. Apply the Aggregate Resources Overlay Zone.

Decision includes allowing mining at the subject property subject to the following Conditions of Approval;

CONDITIONS OF APPROVAL:

1. Quarry will be operated in accordance with state and federal Mine Safety regulations.
2. Operating hours shall be 7 Am to 4 PM. However, Public Works Director may request the Planning Director authorize extended hours for emergency or special circumstances.

3. The applicant and operator shall take appropriate measures to abate blowing dust and sand.
4. Once adopted, the Goal 5 protection and the Significant Resources Overlay Zone require that any new use within 1,500 feet from the quarry that would have the potential to conflict with the protected mining site, such as a residential use, or uses that would cover or prevent access to the site, shall be evaluated as required and shown to not conflict with the mining use. For mitigation purposes, appropriate conditions of approval for the new use may be required.
5. Provide to the Morrow County Weed Coordinator/Inspector a weed plan for the control of noxious weeds and “weeds of economic importance.” This shall include a pre-mining weed survey.
6. Provide verification from DEQ that the mining operation complies with applicable DEQ ambient air quality and emissions standards and submit the air permit, if applicable. Note: Typically, the Air Quality Permit is assigned to the rock crusher owner/operator.
7. Provide water for dust abatement and mining, both on-site on haul roads, both haul roads on private lands and public roads.
8. Site shall remain free of garbage and debris and will otherwise comply with the Solid Waste Ordinance.
9. Upon reclamation, the site shall be returned to appropriate farm or grazing use or wildlife habitat.
10. Comply with recommendations of the Natural Hazards Planner from DLCD and/or FEMA, relative to the flood hazard overlay.
11. Sign a Road Use Agreement (RUA) with County Public Works prior to utilizing county-owned roadways.

MORROW COUNTY BOARD OF COMMISSIONERS

David Sykes, Chair

Jeff Wenholz, Vice Chair

Gus Peterson, Commissioner

DATE: _____

ATTACHMENTS:

Applicant's Map
Aggregate Test Results,
Site Map
Soils Map
1,500 Impact Study Area Map
Aggregate Inventory List



LAND USE APPLICATION
AGGREGATE MINING

RECEIVED
MAY 26 2026

BY: WZ

PRE-APPLICATION CONFERENCE FEE: _____

FEE: \$3,300.00 ck 8904

CUP _____ AC 168-26 AC(M) _____ AZ(M) _____

Date Received _____

Date Deemed Complete _____

Applicable Zoning Ordinance Criteria: _____

Zoning Designation _____

- ☐ EFU under 500k tons of aggregate
FARMLAND SIGNIFICANT
- ☐ EFU over 500k tons of aggregate
GOAL 5 SIGNIFICANT
- ☐ EFU over 100k tons but under 500k tons
GOAL 5 SMALL SITE SIGNIFICANT
- ☐ Other Zones, other mining uses
☐ CUP
☐ GOAL 5

Applicant:

Name(s) John Kilkenny - Diane Kilkenny

Address 79074 hwy 74 lena

Heppner OR 97836

Phone (541) 969-5314 E-mail address kilkennyjo@gmail.com

Legal Owner: (if different from applicant)

Name(s) John Kilkenny - Diane Kilkenny

Address Same

Proposed Use:

Description of Request and the Proposed Use:

We would like to develop a rock quarry for future road developments and wind farm developments in our area

Existing Property Description:

Township 28 Range 2s Section 21 Tax Lot(s) 1300

Parcel Acreage _____ Aggregate Site Acreage 43

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

Physical Address 79074 hwy 74 lena Heppner Or 97836 United States

General Location 11 miles east of heppner on highway 74, then 3/4 mile south of highway 74 on freeze out ridge road.

Please provide 3 maps:

1. A plot plan of the property with existing and proposed structures, roads and accesses.
2. Provide a clearly marked boundary map of the area you plan to mine.
3. Provide a Soils Map (EFU or FU) and information of the subject property with the aggregate area clearly marked.

Please answer the following questions.

1. How is the parcel currently used? Range land, cattle grazing
2. How is the proposed aggregate site currently used? Range land, cattle grazing - very thin soil - 3" to 6"
3. Is the parcel in a listed groundwater area? No
4. What is your existing or proposed water supply? None
5. What Fire Protection District are you in? Heppner rural
6. What utilities exist or will be needed? None
7. What is your solid waste disposal method? Miller garbage
8. What is the existing and proposed sewage disposal method? Portable toilets proposed
9. What will be the hours of operation? 7am to 6 pm
10. How will you address environmental effects such as noise, vibration, air pollution, glare and odor? There are no buildings or houses within 2 miles of this site, it is a very Remote site
11. Will there be a yard or open space around the site? Yes for rock storage
12. Will there be any temporary or permanent structures? If yes, Zoning approval will be needed for structures over 100 square feet. NO
13. What road is your access permit on? What is the road type and condition? Freeze out ridge road, primitive county Road will be improved by me
14. Will the use generate more than 400 passenger car equivalent trips per day? A Traffic Impact Analysis will be required for more than 400. No
15. Is there appropriate access for emergency vehicles? Yes
16. Will there be a parking or loading area, and will there be screening, drainage, surfacing or other improvements? These areas will need to be kept in a dust free condition. Yes
17. Will there be signs? If there are signs beyond safety signs they must comply with MCZO Article 4 Section 4.070. No
18. Will there be outdoor lighting? No
19. Will there be diking, screening, landscaping, or another facility to protect adjacent or nearby property? No
20. Will there be a fence? If over 6 feet in height, Zoning approval will be needed. No

21. What will be done to protect and preserve existing trees, vegetation, water resources, wildlife

habitat or other significant natural resources on the property? Only affected quarry area will be disturbed, and ultimate

22. Have you contacted DOGAMI? Yes

23. Is this the most appropriate use of the land? Yes, this is very rocky ridge top. very poor green lead

24. Will you need to protect pedestrians and vehicles through fencing and screening? No

25. How will you protect fish and wildlife and ecological systems through control of potential air and

water pollutants? There are no nearby waterways or water developments. Wildlife will have thousands of adjoining acres

26. How will you prevent the collection and stagnation of water at all stages of the operation? Water will drain in

into the bottom of the pit, and then filter into soil.

27. How will you rehabilitate the land upon termination of the operation? We will spread top spoil over quarry and native grass

28. How does this meet the needs of residents or landowners within the County and Urban Growth

Areas? This will supply rock for local construction projects and keep trucks off of public roads, ~~and~~

29. How close will the aggregate operation be to the nearest residential or commercial use? 2 miles

Please provide this information for Goal 5 Significance:

See Morrow County Comprehensive Plan, Goal 5 Analysis Chapter.

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 that your proposal meets all of the given code requirements. Your plot plan and narrative should show or answer the above items as well as address specific issues about your particular application.

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: John Kilkenny

(Applicant)

John Kilkenny

(Legal Owner)

Diane Kilkenny

(Applicant)

Diane Kilkenny

(Legal Owner)

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

Date: 4-23-26

Fee: _____

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

Kilkenny Proposed Rock Quarry ,

We are proposing to have a rock quarry on our very remote land. This site is 2 miles from our house, which is the nearest house. There are no house or buildings visible from this site. It is ½ mile south of highway 74. The site is on top of a hill which is not visible from the highway. The soil on the proposed site is very rock waha soil. The average soil depth is 3" to 6" in depth. It would never be considered as tillable. It is also very poor range land because of the lack of soil, the grass does not have soil to enable it to grow. The site is in the center of the proposed Heppner Wind farm. Having a quarry there would allow the trucks to access all of the proposed roads for the wind farm, without having to carry gravel on the state or county roads. This would not only save the roads for the wear caused by loaded trucks, but would also eliminate the safety issues of loaded trucks on public roads. Having the quarry in the center of the project would also reduce the costs of the project for the developer. Once the quarry is terminated, we will spread top soil on the site, and seed it to native grass. Thank you for your consideration.

John Kilkenny

A handwritten signature in black ink, appearing to read "John Kilkenny". The signature is fluid and cursive, with a large, sweeping loop at the end.

Carlson Testing, Inc.

Bend Office (541) 330-9155
 Geotechnical Office (503) 601-8250
 Salem Office (503) 589-1252
 Tigard Office (503) 684-3460

April 23, 2026
 CTI Job #T2601515
 Lab Log #26-0102

Kilkenny Ranch – John Kilkenny
 79074 Hwy 74
 Heppner OR 97836

RE: ODOT GOAL 5 AGGREGATE QUALIFICATION TESTING
KILKENNY RANCH PIT – LAB TESTING ONLY

As requested, Carlson Testing Inc. has completed ODOT GOAL 5 Aggregate Qualification testing conducted on a sample of Basalt Rock Cobbles material produced by Kilkenny Worth. The sample was collected by your representative on April 5, 2026 from outcropping and delivered to our Tigard laboratory on April 6, 2026. Testing was completed on April 21, 2026. ODOT Section 02630 & 00745 specifications applied at client's request. Following is the test results:

OREGON AIR DEGRADATION (OAD) – ODOT TM 208:

Test Identification	Test Results	Project Specifications
Sediment Height, inch	0.4	3.0" Maximum
% Passing the #20 Sieve, %	25.5	30.0% Maximum

This sample meets ODOT Section 02630 specifications.

LOS ANGELES ABRASION – AASHTO T96:

Sample Identification	Test Results
Sample Number	1
Grading	A
Revolutions	500
Percent Loss to Abrasion, %	17.7
Project Specifications	30.0% Maximum

This sample meets ODOT Section 02630 specifications.

SOUNDNESS IN AGGREGATE USING SODIUM SULFATE (COARSE AGGREGATE) – ASTM C88:

Sieve Fraction	Weight Before Test, gms	Weight After Test, gms	Weight Loss After 5 Cycles, gms	Percent Loss After 5 Cycles, %
1-1/2" to 3/4"	1499.5	1488.1	11.4	0.8
3/4" to 3/8"	999.9	984.0	5.9	0.6
3/8" to #4	301.4	297.9	3.5	1.1
Totals				

*Average Percent Loss after 5 Cycles: 1%

ODOT Section 00745 Specifications: 12% Maximum

This sample meets ODOT Section 00745 specifications.

April 23, 2026
CTI Job #T2601515
Lab Log #26-0102
Page 2 of 2

Our reports pertain to the material tested/inspected only. Information contained herein is not to be reproduced, except in full, without prior authorization from this office. Under all circumstances, the information contained in this report is provided subject to all terms and conditions of CTI's General Conditions in effect at the time this report is prepared. No party other than those to whom CTI has distributed this report shall be entitled to use or rely upon the information contained in this document.

If there are any further questions regarding this matter, please do not hesitate to contact this office.

Respectfully submitted,
CARLSON TESTING, INC.



Jason Bryant
Project Manager

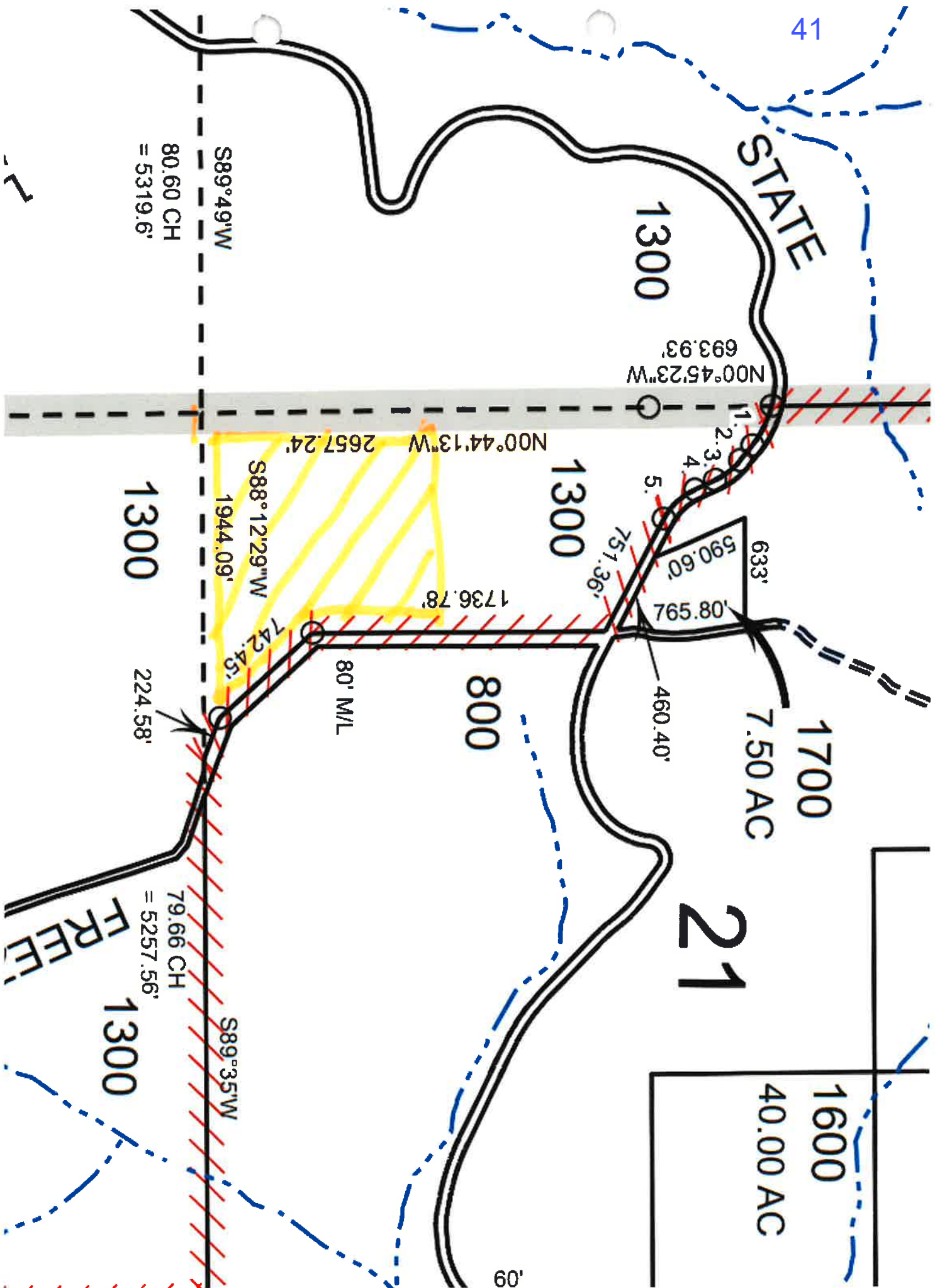
lb

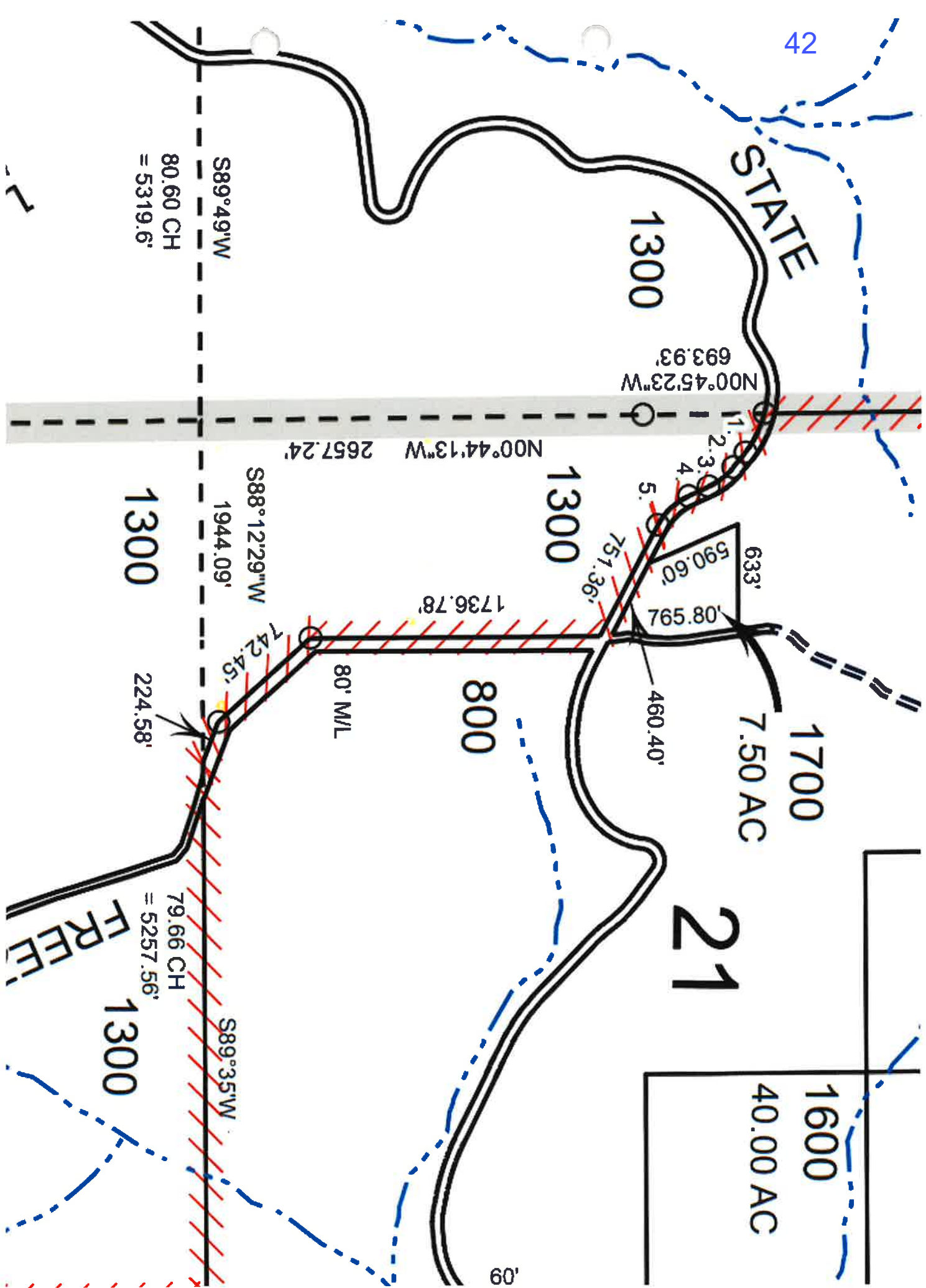
cc: KILKENNY RANCH - JOHN KILKENNY

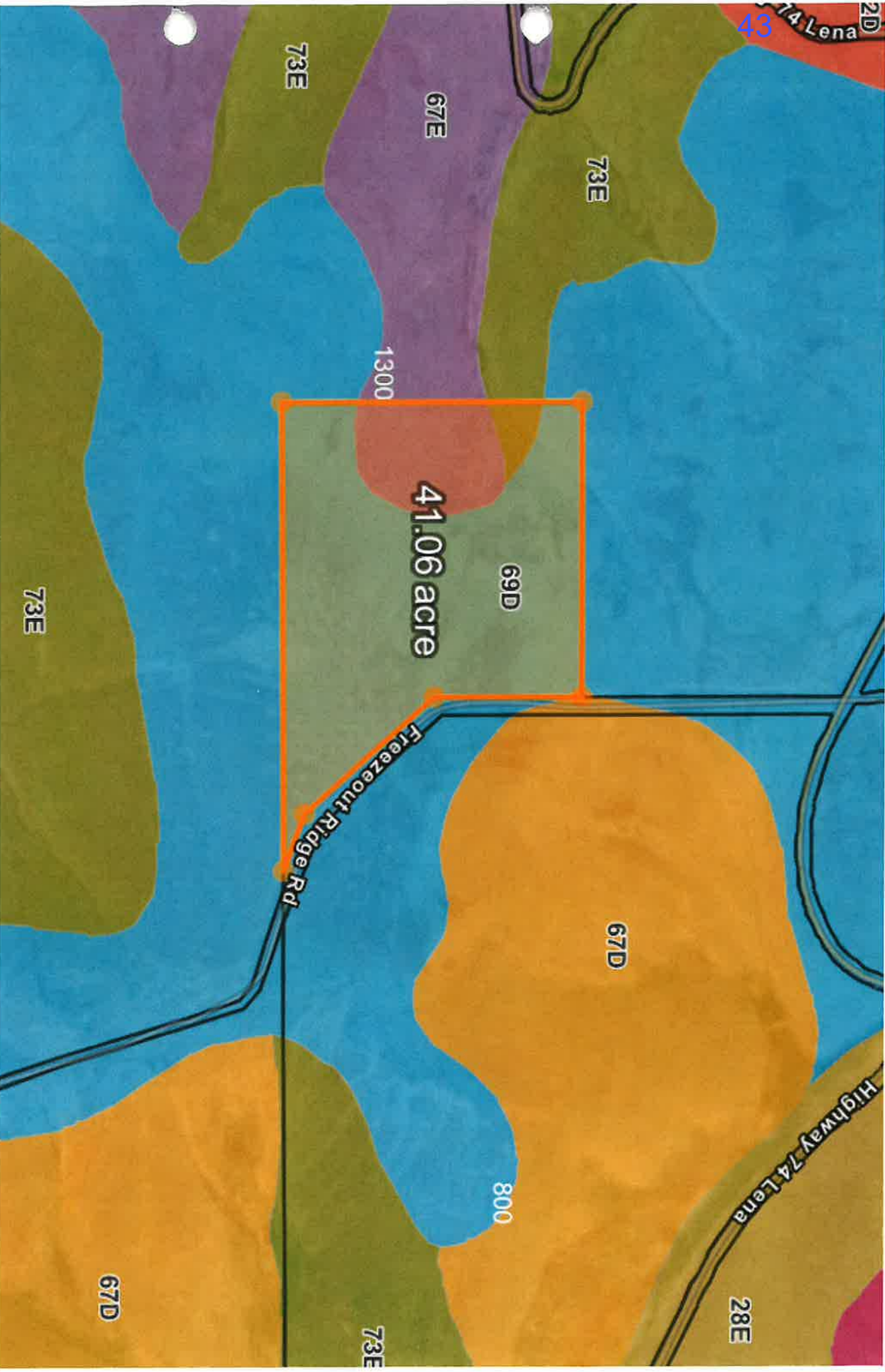
KILKENNYJO@GMAIL.COM

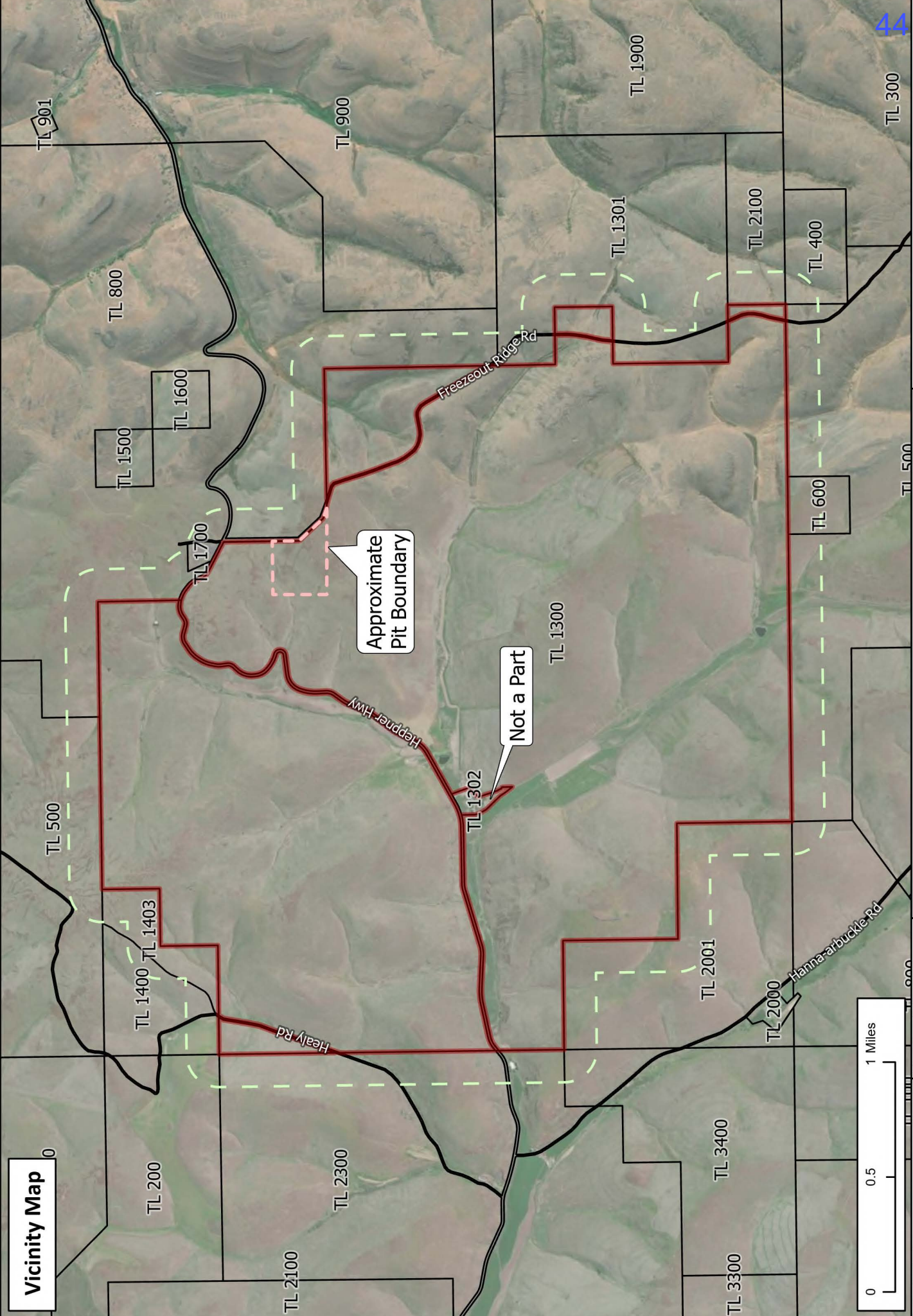
\\ctisbs\public\lab-field final report templates\Soils&Aggregate\Templates\Oregon Air Degradation (OAD).doc











Vicinity Map



Application Number:
AC-168-26

Assessor's Map and Tax Lot:
2S28E21 TL1300

Property Owner:
Diane Kilkenny

Subject Property Size:
4,539ac

Subject Property Zone:
EFU

Applicable MCZO Section:
Section 3.010

City Limits

Urban Growth Boundary

County Boundary

Morrow County Tax Lots

Subject Parcel

750ft Notice Area

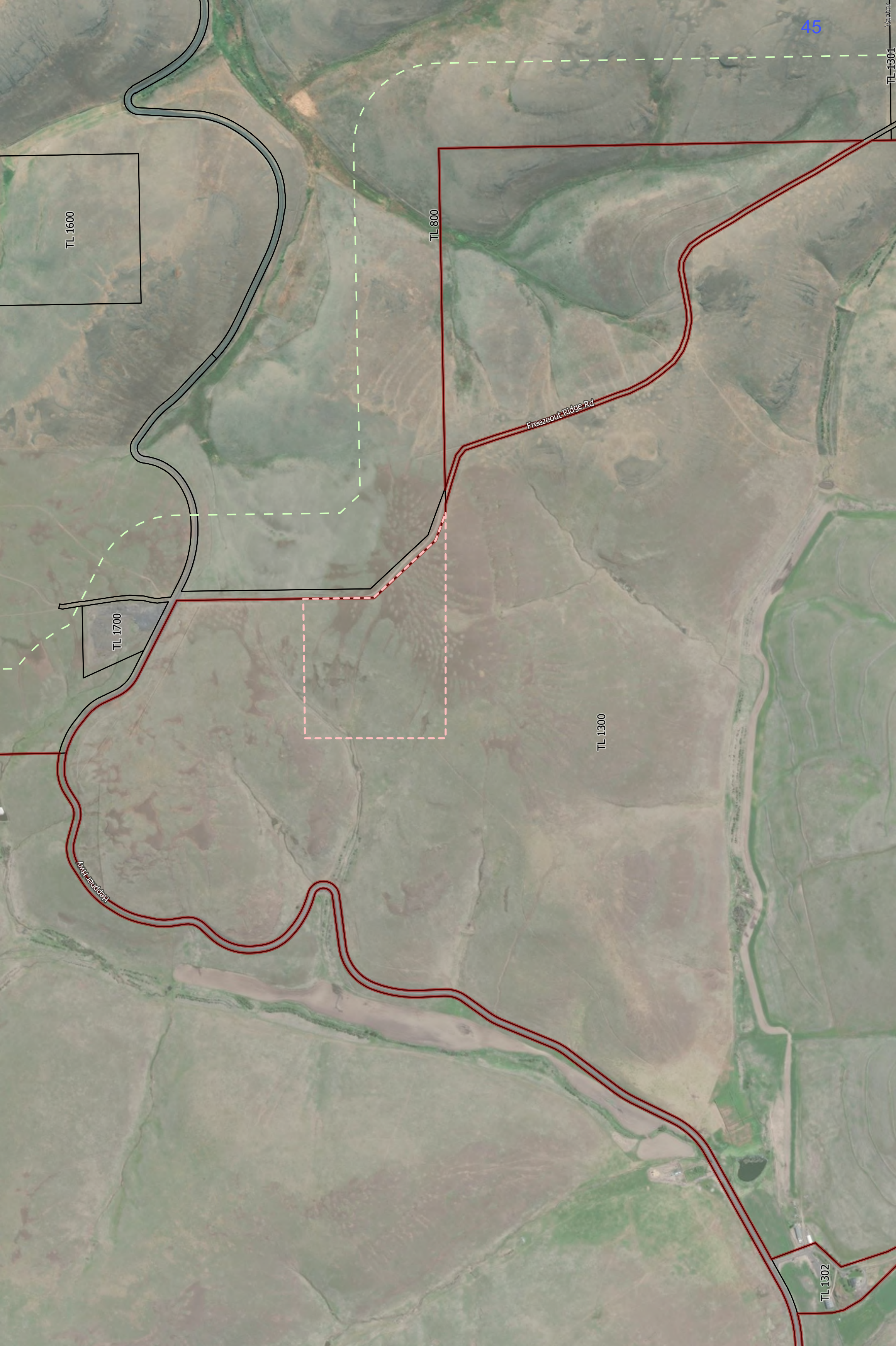
Approximate Boundary

Boundary

MORROW COUNTY

Coordinate System:
NAD 1983 HARN StatePlane Oregon North FIPS 3601
Projection: Lambert Conformal Conic
Datum: North American 1983 HARN
Cartography By: Stephen Wreosics
Friday, June 5, 2026
Morrow County Planning Department

S:Planning/Amendments/2026/Kilkenny



TL 1600

TL 1700

TL 800

TL 1300

TL 1302

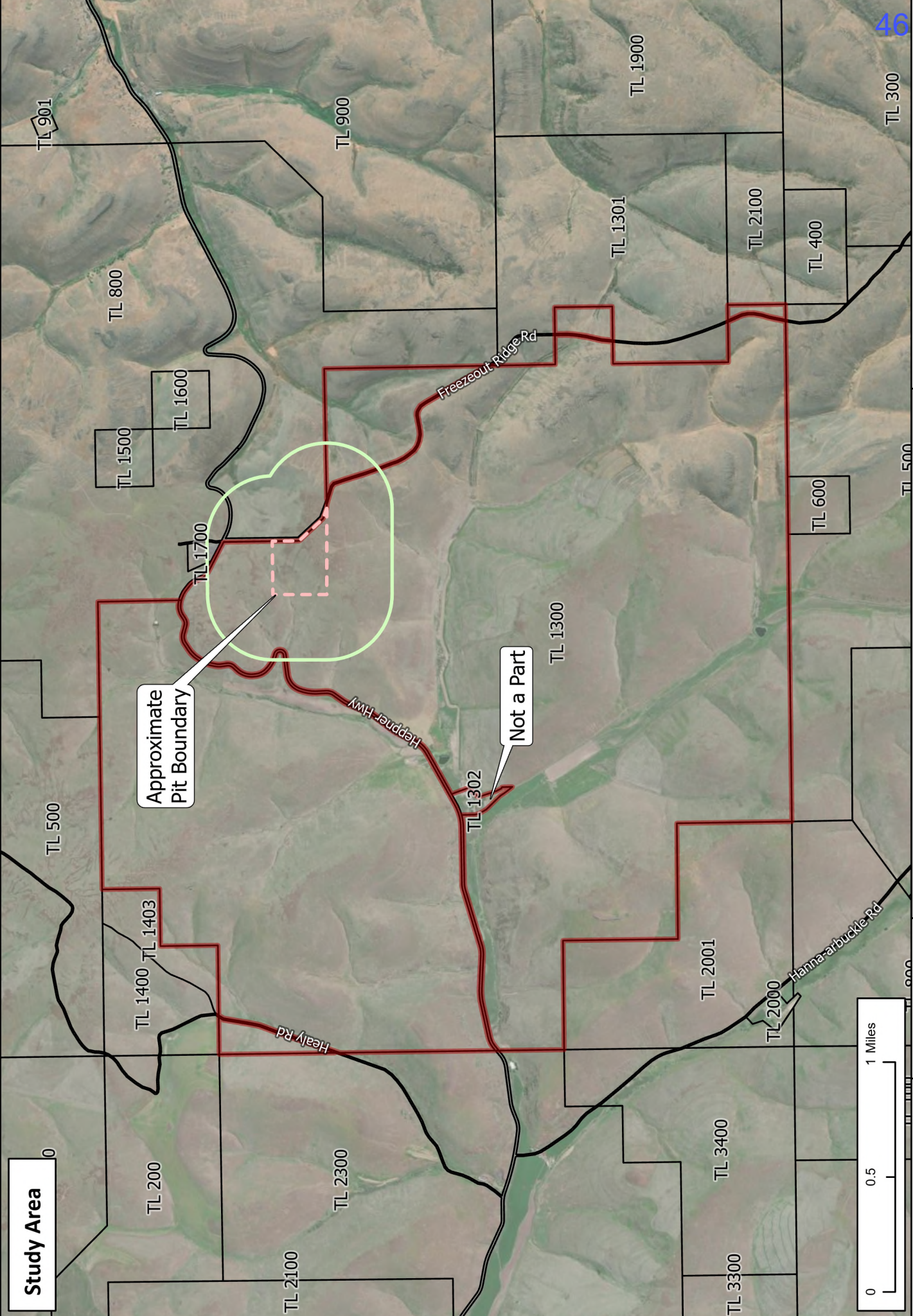
Freezeout Ridge Rd

Heppner Hwy

45

TL-1301

Vactor



Study Area



Application Number:
AC-168-26

Assessor's Map and Tax Lot:
2S28E21 TL1300

Property Owner:
Diane Kilkenny

Subject Property Size:
4,539ac

Subject Property Zone:
EFU

Applicable MCZO Section:
Section 3.010

Morrow County

Coordinate System:
NAD 1983 HARN StatePlane Oregon North FIPS 3601
Projection: Lambert Conformal Conic
Datum: North American 1983 HARN
Cartography By: Stephen Wreosics
Friday, June 5, 2026
Morrow County Planning Department

City Limits

Urban Growth Boundary

County Boundary

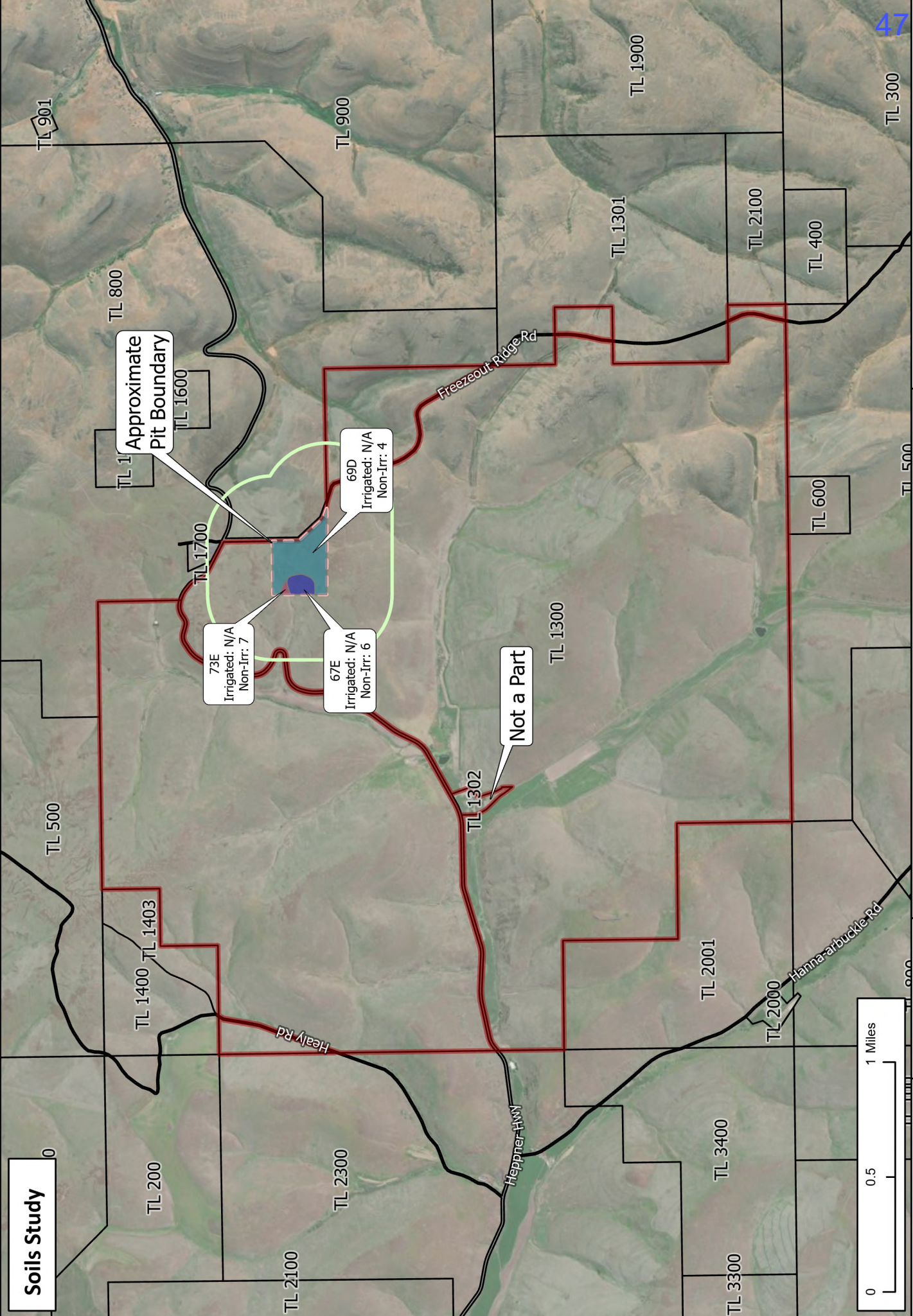
Morrow County Tax
Lots

Subject Parcel

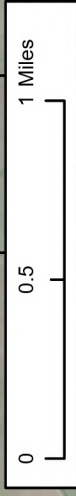
Approximate
Boundary

1500ft Impact Study
Area

S:Planning/Amendments/2026/Kilkenny



Soils Study



Application Number:	AC-168-26
Assessor's Map and Tax Lot:	2S28E21 TL1300
Property Owner:	Diane Kilkenny
Subject Property Size:	4,539ac
Subject Property Zone:	EFU
Applicable MCZO Section:	Section 3.010

City Limits

Urban Growth Boundary

County Boundary

Morrow County Tax Lots

Subject Parcel

Approximate Boundary

S:Planning/Amendments/2026/Kilkenny

Coordinate System:
NAD 1983 HARN StatePlane Oregon North FIPS 3601
Projection: Lambert Conformal Conic
Datum: North American 1983 HARN
Cartography By: Stephen Wreosics
Friday, June 5, 2026
Morrow County Planning Department



Notice AC-168-26

From CARLEY Melissa * DGMI <Melissa.CARLEY@dogami.oregon.gov>

Date Wed 6/10/2026 3:01 PM

To George Cress <gcress@morrowcountyor.gov>

[EXTERNAL EMAIL] - STOP and VERIFY - This message came from outside of Morrow County Gov

Hello,

DOGAMI would like to provide comment for the land use action listed in the subject line of this email. The applicant will be required to obtain a DOGAMI Operating Permit prior to beginning any excavating activities. We encourage the applicant to reach out to DOGAMI to set up a pre-application meeting to go over the current application requirements and permitting timelines.

Sincerely

Melissa Carley MS, GIT (she/her)

Aggregate Permitting Reclamationist

Oregon Department of Geology and Mineral Industries - MLRR

229 Broadalbin St SW, Albany, Oregon 97321

Phone: (541) 520-8333 | e-mail: melissa.carley@dogami.oregon.gov | www.oregon.gov/dogami

WE APOLOGIZE FOR DELAYS IN PROCESSING AND RESPONSE TIMES – MLRR has launched the construction of an online permitting system to improve efficiency and transparency in the near future. Permit applications will continue to be processed in the order they are received and moved forward as applicants respond to deficiencies. THANK YOU FOR YOUR PATIENCE.

ASSESSOR'S MAP/TAX	OWNER 1	OWNER 2	MAIL ADDRESS	CITY	STATE	ZIPCODE
02528E0000000800	G HUGHES PROPERTY, LLC		280 S COURT ST	HEPPNER	OR	97836
02528E0000001700	STATE OF OREGON		417 TRANSPORTATION BLDG	SALEM	OR	97310
02527E0000002300	BARBER, JUDITH JEAN ETAL		60071 HANNA-ARBUCKLE RD	HEPPNER	OR	97836
02528E0000000500	LAZY K LAND, LLC, 2/3 ETAL		60732 LITTLE BUTTERCREEK RD	HEPPNER	OR	97836
03528E0000000600	GERBER, KELLY M		650 SLED PARK DR	BILLINGS	MT	59101
02528E0000002001	ASHBECK, MITCHELL & TERRY L		69359 LITTLE BUTTER CREEK RD	ECHO	OR	97826
02527E0000003400	ASHBECK, MITCHELL & TERRY L		69359 LITTLE BUTTER CREEK RD	ECHO	OR	97826
03528E0000000800	ASHBECK, MITCHELL & TERRY L		69359 LITTLE BUTTER CREEK RD	ECHO	OR	97826
02528E0000001300	KILKENNY, JOHN O & KILKENNY, DIANE L		79074 HIGHWAY 74	HEPPNER	OR	97836
02528E0000001301	KILKENNY, JOHN O & KILKENNY, DIANE L		79074 HIW 74 LENA	HEPPNER	OR	97836
02528E0000001302	KILKENNY, JOHN O & DIANE		79074 HIW 74 LENA	HEPPNER	OR	97836
02528E0000001403	KILKENNY, JOHN & KILKENNY, DIANE L		79074 HIW 74 LENA	HEPPNER	OR	97836
03528E00000002100	KILKENNY, JOHN & DIANE		79074 HIW 74 LENA	HEPPNER	OR	97836
03528E0000000400	KILKENNY, JOHN & DIANE		79074 HIW 74 LENA	HEPPNER	OR	97836
03528E0000000500	KILKENNY, JOHN O & KILKENNY, DIANE L		79074 HIW 74 LENA	HEPPNER	OR	97836
02528E0000001400	PRICE, THOMAS D, TRUSTEE ETAL		PO BOX 487	PENDLETON	OR	97801
02527E0000000200	PRICE, THOMAS D, TRUSTEE ETAL		PO BOX 487	PENDLETON	OR	97801

AC-168-26 | Diane Kilkenny | **EFU** 750' Notice Area.
02528E TL1300
S:\Planning\Amendments\3026

Inventory of Natural Resources
Aggregate and Mineral Resources

Goal 5 Significant	Farmland Significant	Site Name	Owner	Map and Tax Lot	DOGAMI #	Other Number	Primary Commodity	Zone	Permitted Boundary (acres)
Yes		Cecil Quarry, Cecil Rock Production	ODOT	2N 23 6, 7 TL 1100	25-0003	ODOT #25-007	Rock 49F	EFU	4.72
Yes		Lexington Quarry MP 39 Heppner	ODOT	1S 25 35 TL 600	25-0017	ODOT #25-009	Basalt 28E	EFU	14.94
Yes		Walpole Gravel Pit	MC/ODOT	5N 27 20 TL 1504,2200	25-0018	ODOT #25-005	Sand & gravel 8B	RR	5
Yes		Britt Quarry	Marty Britt/Sid and Randy Britt	1N 27 TL 1400	25-0069		Basalt	EFU	40
Yes		Willow Creek Ranch	Willow Farms, LLC/Mark Zoller	2N 23 17 TL 1401	25-0071		Rock	EFU	30
Yes		Hellberg Goal 5	Max Hellberg	5N 26 26 TL 203		DLCD# 001-04	Sand & gravel	EFU	52
Yes		Hellberg (ODOT)	ODOT	5N 26 26 TL 205, 207	25-0048	ODOT#25-032-5	Sand & gravel	EFU	11.98
Yes		Morgan Creek	ODOT	1N 23 22 TL 100		ODOT#25-031		EFU	7.89
Yes		Barratt Quarry	ODOT	2S 26 25 TL 3800		ODOT#25-011		EFU	4
Yes		Donaldson Canyon Quarry	ODOT	3S 26 TL 1502		ODOT#25-020-5		EFU	3.67
Yes		Threemile Canyon Quarry	ODOT	In ODOT ROW surrounded by 4N 23 TL 110		ODOT#25-027-5		EFU	10.3
	Yes	Six-Mile Pit	Three Mile Canyon Farms	4N 23 23, 24 TL102	25-0006		Screened S & G	EFU	12
	Yes	Kinzua Resources	Port of Morrow	2S 26 21 TL 2701	25-0004		Sand & gravel	EFU	>1
	Yes	Boardman	Eucon Corporation	4N 24 23 TL 402	25-0015		Rock	SF-40	<10
	Yes	So Bombing Range Pit	MC/ Irvan Rauch	1N 26 18 TL 3200	25-0020	PW #210	Sand & gravel	EFU	>1
	Yes	J. J. Aylett	Aylett, Jeddle & Juanita	4N 27 28 TL 300, 1101	25-0023		Sand & gravel	EFU	20
	Yes	East Fork Dry Ck Quarry MP 59.6 Wasco-Heppner Hwy	ODOT	3S 23 27 TL 3001	25-0024	ODOT #25-056	Borrow/Fill/Topsoil 32E	EFU	3.81
	Yes	Cutsforth Quarry	Cutsforth	1S 25 20 TL 2000	25-0027	CUP-N-5(1983)	Basalt	EFU	1
	Yes	Rhea Creek Quarry	MC/Melvin Harnett	3S 26 32 TL 3200	25-0029	PW #247/220	Basalt	EFU	1.5
	Yes	Zinter Quarry	MC/Zinter Dev.	3S 23 27 TL 3400	25-0030	ODOT #30-018, PW #221, Check against 25-0043!	Sand & gravel	EFU	7.11
	Yes	Clark Canyon Quarry	MC	2S 25 15 TL 1702	25-0031	PW #201	Basalt	EFU	3
	Yes	Skinnners Fork Quarry	MC	3S 27 12 TL 400	25-0032	PW #228	Basalt	EFU	1.5
	Yes	Butter Creek Quarry/Currin Pit	MC/Currin Ranch	1N 28 25 TL 700	25-0033	PW #239/224	Basalt	EFU	5
Large Significant	Yes	Dougherty Pit/Sandhollow	MC/Jerry Dougherty	1S 27 7 TL 505	25-0034	PW# 226	Basalt	EFU	

Inventory of Natural Resources
Aggregate and Mineral Resources

Goal 5 Significant	Farmland Significant	Site Name	Owner	Map and Tax Lot	DOGAMI #	Other Number	Primary Commodity	Zone	Permitted Boundary (acres)
	Yes	Chick Quarry/Reitmann Pit North	MC/Bridston	1N 23 12 TL 3600, 2200	25-0035	PW #227	Basalt	EFU	4
	Yes	Rugg Quarry/Road Canyon Pit	MC/James Martin	4S 26 22 TL 1502	25-0038	PW #230	Basalt	EFU	4
	Yes	2011 Ruhl Quarry	Rich Ruhl	2S 24 10 TL 600	25-0039	PW #229	Basalt	EFU	1.5
	Yes		Finley Buttes Landfill Company	2N, 3N 26 5, 32 TL 301	25-0040			EFU	>1
	Yes		Easy Way Contracting, Inc.	2N 26 7 TL 501	25-0041	CUP-N-34(A)	Sand & gravel	EFU	1+
	Yes	Hellberg Pit	MC	5N 26 26 TL 206	25-0042	PW #231/241	Rock	EFU	5
	Yes	Zinter Quarry MP 60.45 Wasco-Hep Hwy	ODOT	3S 23 26 TL 3400	25-0043	ODOT #25-018	Basalt 43D	EFU	7.11
	Yes	Halverson Site	MC/Halverson	1S 23 27 TL 2300	25-0044	PW #217	Basalt	EFU	
	Yes	Rivercrest	Rivercrest Farms/Baker Produce South	2N 26 7 TL 500 or 501?	25-0046	Check against 25- 0041!!!	Bar Run or Agate	EFU	>1
	Yes	Albert Wright Pit	MC/Wright Century Farm	4S 25 28, 33 TL 3800	25-0050	PW #236	Rock	EFU	4
	Yes	Carlson	MCPW/4C Ranches	3S 24 7 TL 1401	25-0051	PW #237	Rock	EFU	5.5
	Yes	Little Butter Creek	MCPW/Currin Ranches	1S 28 TL 1600	25-0052	PW #209	Basalt	EFU	6
	Yes	Hellberg-Wise Pit	Wesley Wise/Max Hellberg	5N 26 26 TL 203	25-0053		Sand & gravel	EFU	5
	Yes	Turner	MCPW/Turner Ranch	2S 27 17 TL 1300	25-0054	PW #219	Basalt	EFU	7.34
	Yes	Madison Section 16	Madison, Kent	3N 27 16 TL 1100	25-0056		Sand & gravel	EFU	2.5
	Yes	Sand Lake	Boardman Tree Farm	3N 26 26 TL 1401	25-0059		Sand & gravel	EFU	1
	Yes	Doherty-Juniper Pit	MCPW/Doherty	1N 25 3 TL 700	25-0061	PW #238	Rock	EFU	10
	Yes	L & M Pit	Miller & Sons/L&M Ranch	2S 26 23, 26, TL 3402, 3301	25-0062		Sand & gravel	EFU	13
	Yes	Padberg Pit	Miller & Sons/Padberg	1S 24 27 TL 3501	25-0067		Basalt	EFU	
	Yes	Heideman Quarry	Heideman/4DG Land Co.	1N 23 19 TL 3102	25-0068		Basalt	EFU	10

Inventory of Natural Resources
Aggregate and Mineral Resources

Goal 5 Significant	Farmland Significant	Site Name	Owner	Map and Tax Lot	DOGAMI #	Other Number	Primary Commodity	Zone	Permitted Boundary (acres)
	Yes	Ely Canyon Quarry, Heideman II	WI Construction /Heideman	1N 23 28 TL 6001	25-0070		Basalt	EFU	25
	Yes		Wade Aylett	4N 27 28 TL 800	30-0129		Sand & gravel	EFU	
	Yes	Thompson Pit	MC/Brian Thompson	4S 27 TL 900		PW #240, CUP-S- 105, MC-C-5-97		EFU	20
	Yes		Kevin Haguewood	1N 23 28 TL 5900		CUP-N-284 AC-040- 10 AC(M)-041-10		EFU	
	Yes		John Kilkenny	2S 28 28 TL 1300		CUP-S-297 AC-057- 12 AC(M)-058-12		EFU	
	Yes		Madison Farms	3N 27 30 TL 1700		CUP-N 271 AC-018- 09 AC(M)-017-09	Basalt	EFU	40
	Yes	Heideman Quarry III	Aaron Heideman	1N 26 (Sections 20 and 21) TL 2801 and 2807	TBD	CUP-N-329 AC-117- 18	Predominately Basalt	EFU	20
	Yes	Haguewood Miller	Keven Haguewood/Mark and Shannon Miller	1S 26 (3) TL 300 and 500	TBD	CUP-S-335-19 AC- 129-19	Predominately Basalt	EFU	20
Large Significant		Ella Pit	MCPW	1S 24 TL 400		CUP-N-357-22 AC- 142-22	Rock	EFU	20

Kilkenny Goal 5 Aggregate

AC-168-26

Exhibits submitted after the Planning Commission packet was posted on the website and sent to the Planning Commission

(June 23, 2026)

Exhibit #	Date submitted	Agency/person	Document
A	June 24, 2026	Jonathan Tallman	Email correspondence with 2 attachments
			Notice of Proposed Amendment
			Kilkenny Notice of Proposed Amendment
B	June 30, 2026	Jonathan Tallman	Email correspondence with 3 attachments
			Agenda Item Cover Sheet
			Maverick to Apex Landowners
			Neighboring Landowner list



Re: Request for Records and Clarification Regarding AC-168-26 DLCD Notice

From Tamra Mabbott <tmabbott@morrowcountyor.gov>

Date Fri 6/26/2026 12:35 PM

To Jonathan Tallman <1stjohn217llc@gmail.com>

Cc HERT Dawn * DLCD <Dawn.Hert@dlcd.oregon.gov>; DL_Planning Dept <PlanningDepartment@morrowcountyor.gov>; Valerie Ballard <vballard@morrowcountyor.gov>; Eve Goldman <eve@friends.org>; Sam Diaz <Sam@friends.org>; abaumhardt@oregoncapitalchronicle.com <abaumhardt@oregoncapitalchronicle.com>

2 attachments (201 KB)

FORM_1_Notice_of_Proposed_Amendment (9).pdf; Kilkenny Notice of Proposed Amendment.pdf;

Jonathan - we will add this email to the record for the upcoming Planning Commission meeting, specifically as part of the record for AC-168-26 and TSP-164-26.

The materials you request are included in the Planning Commission packet posted on our website here: <https://morrowcoor.portal.civicclerk.com/event/1440/files/agenda/3276>

Please see my response to your questions below in **red** font.

Cordially, Tamra

From: Jonathan Tallman <1stjohn217llc@gmail.com>

Sent: Wednesday, June 24, 2026 10:39 AM

To: Tamra Mabbott <tmabbott@morrowcountyor.gov>

Cc: HERT Dawn * DLCD <Dawn.Hert@dlcd.oregon.gov>; DL_Planning Dept <PlanningDepartment@morrowcountyor.gov>; Valerie Ballard <vballard@morrowcountyor.gov>; Eve Goldman <eve@friends.org>; Sam Diaz <Sam@friends.org>; abaumhardt@oregoncapitalchronicle.com <abaumhardt@oregoncapitalchronicle.com>

Subject: Request for Records and Clarification Regarding AC-168-26 DLCD Notice

[EXTERNAL EMAIL] - STOP and VERIFY - This message came from outside of Morrow County Gov

Tamra,

I was reviewing the DLCD notice for AC-168-26 regarding the proposed aggregate resource amendment and quarry site and would like to request clarification and copies of the supporting record materials. There does not appear to be a public online repository containing all of the records associated with this amendment.

Please also include this correspondence in the record for TSP-164-26 to the extent it relates to DLCD notice procedures, record development, implementation measures, and the relationship between pending legislative amendments. Upon receipt of the requested materials and clarification, I anticipate submitting additional comments and questions regarding the Tower Road IAMP, proposed IAMP-O Overlay Zone, implementing ordinance language, funding assumptions, growth assumptions, and related matters.

Please provide, or identify where available, the following records associated with the DLCD notice and County review process:

- The complete DLCD notice submitted by the County. **See attached.**
- All findings, staff reports, memoranda, and supporting analyses submitted with the notice.
- Any correspondence between Morrow County and DLCD regarding AC-168-26.
- Any comments, recommendations, or responses received from DLCD.
- Any technical studies, maps, inventories, Goal 5 analyses, resource evaluations, or supporting documentation relied upon by the County.
- Any documents identifying proposed mitigation measures, conditions, transportation impacts, utility impacts, water impacts, or infrastructure requirements associated with the proposal.
- Any amendments, revisions, supplemental findings, or updated materials submitted after the original DLCD notice.
- Any public comments, exhibits, agency comments, or testimony received to date.

If the requested materials are not currently available online, please identify where they may be inspected and whether they will be included in the official record provided to the Planning Commission and Board of Commissioners for consideration.

In addition, because multiple land use amendments are currently proceeding through the County, including TSP-164-26 (Tower Road IAMP), please identify the specific DLCD notice associated with AC-168-26 and distinguish it from any notices submitted for TSP-164-26 or other pending legislative amendments. I am attempting to better understand which materials, findings, notices, maps, and supporting documents correspond to each proceeding.

I would also appreciate clarification regarding the process moving forward:

- What role does DLCD play after receiving the notice? **After the county posts the proposed amendment on the PAPA portal, DLCD will review. I recommend you contact DLCD to learn more about their role in the process. To date, DLCD has not submitted comments.**
- What additional opportunities remain for public comment? **You may submit written testimony about the applications prior to or during the hearing on June 30th. You may also present oral testimony during the hearing. Please know that your comments must be directed to the applicable approval standards.**
- If substantive changes are made after public testimony, would additional notice be required? **Possibly but not necessarily. The Planning Commission may make changes during the hearing and then make a recommendation to the Board of Commissioners. They do have the option to continue the hearings (one for each application). They are not obligated to continue the hearing or keep the record open since both applications are legislative actions.**

- How will the Planning Commission and Board of Commissioners evaluate the proposal after completion of the DLCD review process? DLCD was notified of both hearings 35 days prior to the FIRST Planning Commission hearing. They will provide their comments on the record, as would any agency or individual, and those comments, if any, are incorporated into the formal record. To date, DLCD has not submitted comments.

Please include this email in the official record for AC-168-26 and any related proceedings. This email will be included into the record.

Please confirm receipt of this correspondence and advise whether the requested materials will be provided electronically, made available for inspection, or require a formal public records request. Confirming receipt and also confirming that all materials you have requested are available on the county website as note above.

Thank you for your assistance.

Jonathan Tallman
Boardman, Oregon



NOTICE OF A PROPOSED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FORM 1

FOR DLCD USE

File No.:

Received:

Local governments are required to send notice of a proposed change to a comprehensive plan or land use regulation **at least 35 days before the first evidentiary hearing**. (See [OAR 660-018-0020](#) for a post-acknowledgment plan amendment and [OAR 660-025-0080](#) for a periodic review task). The rules require that the notice include a completed copy of this form.

Jurisdiction: **Morrow County**Local file no.: **TSP-164-26**

Please check the type of change that best describes the proposal:

- ☐ **Urban growth boundary (UGB) amendment** including more than 50 acres, by a city with a population greater than 2,500 within the UGB
- ☐ **UGB amendment** over 100 acres by a metropolitan service district
- ☐ **Urban reserve designation**, or amendment including over 50 acres, by a city with a population greater than 2,500 within the UGB
- ☐ **Periodic review task** – Task no.:
- ☒ **x Any other change** to a comp plan or land use regulation (*e.g.*, a post-acknowledgment plan amendment)

Local contact person (name and title): Tamra Mabbott

Phone: 541-922-4624 E-mail: tmabbott@morrowcountyor.gov

Street address: 216 5 Main St City: Irrigon Zip: 97844

Briefly summarize the proposal in plain language. Please identify all chapters of the plan or code proposed for amendment (maximum 500 characters):

Adopt the Tower Road Interchange Area Management Plan

Date of first evidentiary hearing: April 28, 2026

Date of final hearing: May 20, 2026

- ☐ This is a revision to a previously submitted notice. Date of previous submittal:

Check all that apply:X ☐ Comprehensive Plan text amendment(s)

☐ Comprehensive Plan map amendment(s) – Change from _____ to _____
Change from _____ to _____

☐ New or amended land use regulation

☐ X Zoning map amendment(s) – Change from _____ to _____
Change from _____ to _____

☐ An exception to a statewide planning goal is proposed – goal(s) subject to exception:☐ Acres affected by map amendment:

Location of property, if applicable (site address and T, R, Sec., TL):

List affected state or federal agencies, local governments and special districts:

NOTICE OF A PROPOSED CHANGE – SUBMITTAL INSTRUCTIONS

1. Except under certain circumstances,¹ proposed amendments must be submitted to DLCD's Salem office at least 35 days before the first evidentiary hearing on the proposal. The 35 days begins the day of the postmark if mailed, or, if submitted by means other than US Postal Service, on the day DLCD receives the proposal in its Salem office. **DLCD will not confirm receipt of a Notice of a Proposed Change unless requested.**

2. A Notice of a Proposed Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of a Proposed Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of a Proposed Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 1 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist
Dept. of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

This form is available here:

<https://www.oregon.gov/LCD/CPU/Pages/Plan-Amendments.aspx>

4. **Electronic submittals** may be sent via e-mail. Address e-mails to plan.amendments@dlcd.oregon.gov with the subject line "Notice of Proposed Amendment."

FTP may be needed for large file submittals. Contact DLCD for FTP information.

DLCD encourages all users to submit a PAPA via PAPA Online at:

<https://www.oregon.gov/LCD/CPU/Pages/Plan-Amendments.aspx>

Include this Form 1 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of a Proposed Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or.xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-373-0050 or plan.amendments@dlcd.oregon.gov.

6. **Text:** Submittal of a Notice of a Proposed Change for a comprehensive plan or land use regulation text amendment must include the text of the amendment and any other information necessary to advise DLCD of the effect of the proposal. "Text" means the specific language proposed to be amended, added to, or deleted from the currently acknowledged plan or land use regulation. A general description of the proposal is not adequate. The notice may be deemed incomplete without this documentation.

7. **Staff report:** Attach any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained.

8. **Local hearing notice:** Attach the notice or a draft of the notice required under ORS 197.763 regarding a quasi-judicial land use hearing, if applicable.

9. **Maps:** Submittal of a proposed map amendment must include a map of the affected area showing existing and proposed plan and zone designations. A paper map must be legible if printed on 8½" x 11" paper. Include text regarding background, justification for the change, and the application if there was one accepted by the local government. A map by itself is not a complete notice.

10. **Goal exceptions:** Submittal of proposed amendments that involve a goal exception must include the proposed language of the exception.

¹ 660-018-0022 provides:

(1) When a local government determines that no goals, commission rules, or land use statutes apply to a particular proposed change, the notice of a proposed change is not required [a notice of adoption is still required, however]; and

(2) If a local government determines that emergency circumstances beyond the control of the local government require expedited review such that the local government cannot submit the proposed change consistent with the 35-day deadline, the local government may submit the proposed change to the department as soon as practicable. The submittal must include a description of the emergency circumstances.

If you have any questions or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-373-0050 or e-mail plan.amendments@dlcd.oregon.gov.

Notice checklist. Include all that apply:

- X Completed Form 1
- X The text of the amendment (e.g., plan or code text changes, exception findings, justification for change)
- X Any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained
- ☐ A map of the affected area showing existing and proposed plan and zone designations
- ☐ A copy of the notice or a draft of the notice regarding a quasi-judicial land use hearing, if applicable
- ☐ Any other information necessary to advise DLCD of the effect of the proposal



Outlook

Confirmation of PAPA Online submittal to DLCD

From DLCD Plan Amendments <plan.amendments@dlcd.oregon.gov>

Date Tue 5/26/2026 3:03 PM

To Tamra Mabbott <tmabbott@morrowcountyor.gov>

[EXTERNAL EMAIL] - STOP and VERIFY - This message came from outside of Morrow County Gov

Morrow County.

Your notice of a proposed change to a comprehensive plan or land use regulation has been received by the Oregon Department of Land Conservation and Development.

Local File #: AC-168-26

DLCD File #: [002-26](#)

Proposal Received: 5/26/2026

First Evidentiary Hearing: 6/30/2026

Final Hearing Date: 8/5/2026

Submitted by: mabbotttamra20

If you have any questions about this notice, please reply or send an email to plan.amendments@dlcd.oregon.gov.



Please include this comment in the official record for AC-168-26.

From Jonathan Tallman <1stjohn217llc@gmail.com>

Date Tue 6/30/2026 11:04 AM

To Tamra Mabbott <tmabbott@morrowcountyor.gov>; Kaitlin Kennedy <kkennedy@morrowcountyor.gov>; Valerie Ballard <vballard@morrowcountyor.gov>; DL_Planning Dept <PlanningDepartment@morrowcountyor.gov>

Cc Rogala, Zachary (PacifiCorp) <Zachary.Rogala@pacificorp.com>; Eve Goldman <eve@friends.org>; Sam Diaz <Sam@friends.org>; Sam.myers84@gmail.com <Sam.myers84@gmail.com>; noahcamuso@gmail.com <noahcamuso@gmail.com>; Terra King <Terraelyseking@gmail.com>; abaumhardt@oregoncapitalchronicle.com <baumhardt@oregoncapitalchronicle.com>; microbatchor@gmail.com <microbatchor@gmail.com>; randylbaker55@gmail.com <randylbaker55@gmail.com>; HERT Dawn * DLCD <Dawn.Hert@dlcd.oregon.gov>; INFO DLCD * DLCD <dlcd.info@dlcd.oregon.gov>; PUC CONSUMER PUC * PUC <puc.consumer@puc.oregon.gov>; puc.hearings@puc.oregon.gov <puc.hearings@puc.oregon.gov>; puc.publiccomments@puc.oregon.gov <puc.publiccomments@puc.oregon.gov>

3 attachments (3 MB)

IMG_5563.jpeg; IMG_5561.jpeg; IMG_5562.jpeg;

[EXTERNAL EMAIL] - STOP and VERIFY - This message came from outside of Morrow County Gov

Planning Commission,

Please include this letter and all referenced materials in the official record for **AC-168-26**.

I respectfully request that the Planning Commission not evaluate this application as an isolated quarry proposal. Instead, I ask the Commission to consider it within the broader context of the unprecedented regional infrastructure growth occurring throughout Morrow County and the Umatilla Basin.

I have copied **Dawn** at the Oregon Department of Land Conservation and Development (DLCD) because this application may be relevant to DLCD's ongoing review of regional planning issues affecting the Umatilla Basin. Given DLCD's recent briefing to the Land Conservation and Development Commission identifying Morrow County as a primary regional data center growth area and emphasizing the need to understand the cumulative effects of infrastructure development, I respectfully request that DLCD consider this application and its relationship to the broader pattern of transportation, utility, energy, and industrial planning occurring throughout the region.

The Department of Land Conservation and Development (DLCD) recently briefed the Land Conservation and Development Commission (LCDC) that the **Umatilla Basin, including Morrow County, is one of Oregon's three primary regional data center growth markets** and that projected

land demand for data center development continues to increase significantly. DLCD also explained that hyperscale data centers require substantial land, power, water, and supporting infrastructure, and that the Governor's Data Center Advisory Committee is evaluating infrastructure investments, utility costs, and the effects of this growth on Oregon communities.

Against that backdrop, the findings for AC-168-26 state that this quarry is intended to provide aggregate for **local road construction, the Heppner Wind Farm, and future road and energy projects.**

Those findings raise important questions that should be answered before this application is recommended for approval.

Questions Regarding Regional Infrastructure

Please clarify on the record:

1. What specific **future road and energy projects** are contemplated by the findings?
2. Is this quarry expected to supply aggregate for:
 - utility access roads,
 - transmission-line construction,
 - PacifiCorp's proposed Apex-Maverick 500 kV transmission project,
 - ODOT transportation improvements,
 - Port of Morrow infrastructure,
 - or other regional industrial development?
 - **Modified Protective Order No. 20-09**

What docket was Protective Order No. 20-094 issued in?

Who requested confidential treatment?

Whether the confidentiality designation is still in effect or has expired.

Whether the County, ODOT, or DLCD relied on information that the public could not review.

PacifiCorp has now publicly released additional information regarding the Apex-Maverick transmission project and has begun its public outreach process. Because that project represents another significant regional infrastructure investment, I request that the Commission explain whether there is any anticipated relationship between that project and this aggregate resource.

Transportation and Public Cost Questions

The findings conclude that impacts to public roads will be minimal, while also requiring a Road Use Agreement before County roads may be used.

Accordingly, please explain:

- Which roads are expected to carry quarry traffic?
- Under what circumstances would County roads be used?

- Who will pay for roadway improvements, maintenance, repairs, and long-term impacts resulting from aggregate hauling?
- If this aggregate supports regional infrastructure growth, what portion of those infrastructure costs will be borne by developers versus existing taxpayers?

These questions are particularly important given the broader infrastructure demands associated with ongoing industrial and utility development throughout the region.

Long-Term Planning Questions

Please also clarify:

- Does approval of AC-168-26 run with the land?
- May future owners, operators, lessees, contractors, or infrastructure developers benefit from this designation regardless of who ultimately purchases the aggregate?
- Has the County evaluated the cumulative impacts of this quarry together with other regional transportation, utility, and industrial infrastructure planning?

Conflict of Interest

The application identifies **John O. and Diane L. Kilkenny** as owners of the subject property. Accordingly, I respectfully request that the Commission place on the record whether Commissioner John Kilkenny has any actual or potential conflict of interest requiring disclosure under applicable Oregon ethics laws and, if appropriate, abstention from participating or voting on this application.

In addition, during a prior Planning Commission meeting, Commissioner Kilkenny stated that he had signed a nondisclosure agreement (NDA). I respectfully request clarification regarding the nature of that NDA, whether it relates to any infrastructure, energy, transmission, utility, industrial, or development projects that could reasonably be connected to the issues before the Commission, and whether it presents any conflict or appearance of a conflict requiring disclosure.

Notice to PacifiCorp

I have also copied **Zachary Rogala of PacifiCorp** because PacifiCorp is conducting public outreach regarding its proposed **Apex–Maverick 500 kV transmission line**, including upcoming public meetings in Morrow County. Because this quarry’s findings reference future road and energy projects, I respectfully request that PacifiCorp clarify whether aggregate from AC-168-26 is anticipated to supply any portion of the Apex–Maverick project, including transmission-line foundations, substations, utility access roads, temporary construction roads, or related infrastructure. If there is no anticipated connection, I request that this also be stated on the all the record(s).

Procedural Request

If these questions cannot be fully answered during this hearing, I respectfully request that the Planning Commission continue the hearing or leave the record open so that written responses may be provided and reviewed before any recommendation is made.

I further request that all documents and exhibits I have previously submitted relating to:

- the Tower Road IAMP,
- transportation planning,

- ODOT infrastructure,
- data center development,
- utility and transmission infrastructure,
- the proposed Apex–Maverick 500 kV transmission line,
- PacifiCorp project materials,
- and related correspondence
- **What docket was Protective Order No. 20-094 issued in?**
- **Who requested confidential treatment?**
- **Whether the confidentiality designation is still in effect or has expired. Whether the County, ODOT, or DLCD relied on information that the public could not review.**

be incorporated into the record to the extent they are relevant to the issues raised in this proceeding.

The public deserves a complete understanding of how this proposal fits within the County's broader transportation, utility, industrial, and energy planning efforts. Careful consideration of these questions now will help ensure that the record accurately reflects the cumulative regional impacts associated with ongoing growth and the public's interest in understanding how that growth will be planned, financed, and implemented.

Respectfully,

Jonathan Tallman

Link to website material.

<https://www.pacificorp.com/transmission/transmission-projects/apex-to-maverick.html>

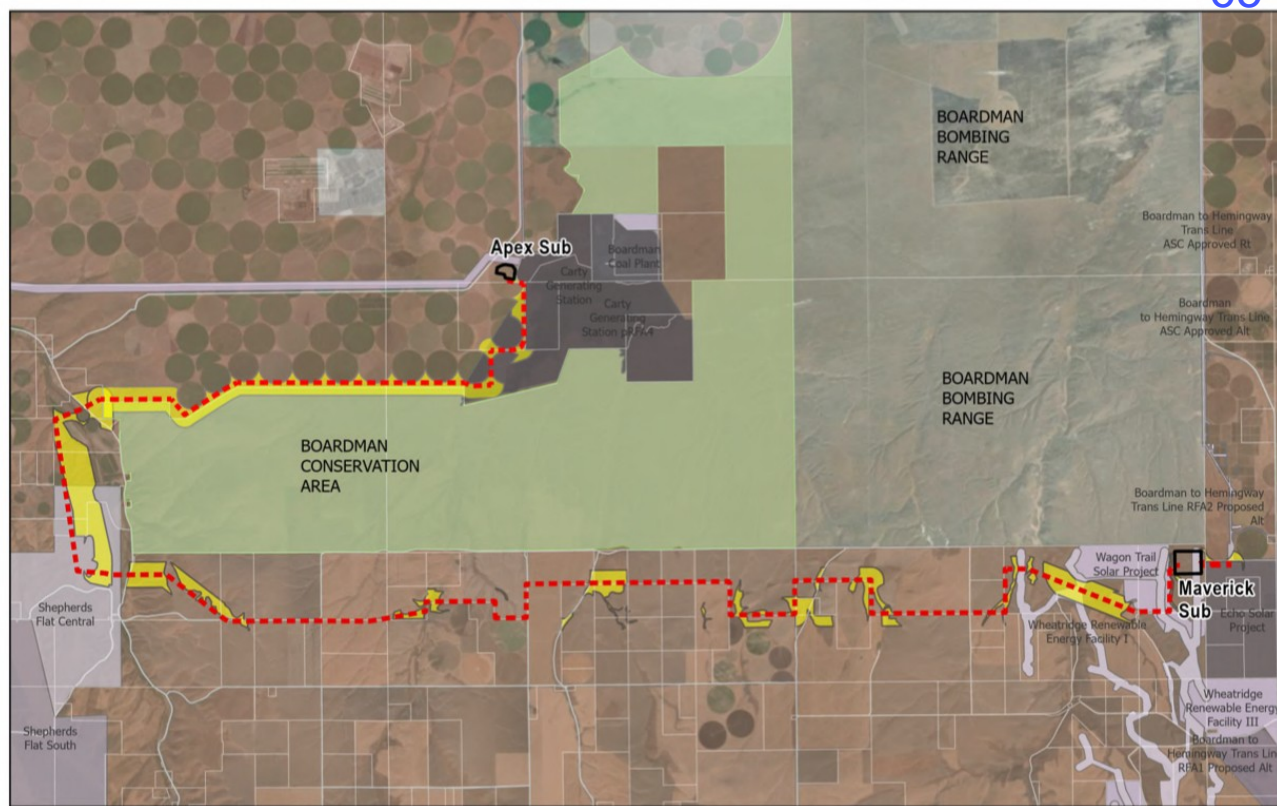


Figure 1

Locator Map



Legend

- Preferred Route
- Substation
- EFSC Facility
- Exclusive Farm Use/Agriculture
- Boardman Conservation Area (BCA)
- Potential Washington Ground Squirrel Habitat

0 0.5 1 2 Miles



Jacobs

PACIFIC POWER

Maverick to Apex
Morrow County, Oregon



AGENDA ITEM COVER SHEET

Morrow County Board of Commissioners

(for BOC Use) Item # 6.d.
--

Presenter at BOC: Tamra Mabbott, Planning Director

Date Submitted: April 2, 2026

Department: Planning Department

Requested Agenda Date: April 15, 2026

Short Title of Agenda Item: PacifiCorp 31.8 mile transmission line public involvement

1. ISSUES, BACKGROUND, DISCUSSION AND OPTIONS (IF ANY):

PacifiCorp is proposing to construct an approximately 31.8 mile, 500kV transmission line to connect the Apex and Maverick substations, all within Morrow County. The project falls under Morrow County jurisdiction for permitting. Oregon Law (ORS 469.442), requires that the applicant provide public notice and a comment opportunity 6 months before submitting the land use application. The law states that a county may request that the Oregon Department of Energy (ODOE) form a committee of technical experts and members of the public to coordinate the public review of the proposed transmission line. The county is not obligated to request ODOE involvement.

In the attached letter, PacifiCorp asks the county to decide whether they would like to involve ODOE, or, whether the county prefers that the public involvement proceed without the ODOE. There are three opportunities for public involvement, with varying opportunities to foster substantive changes.

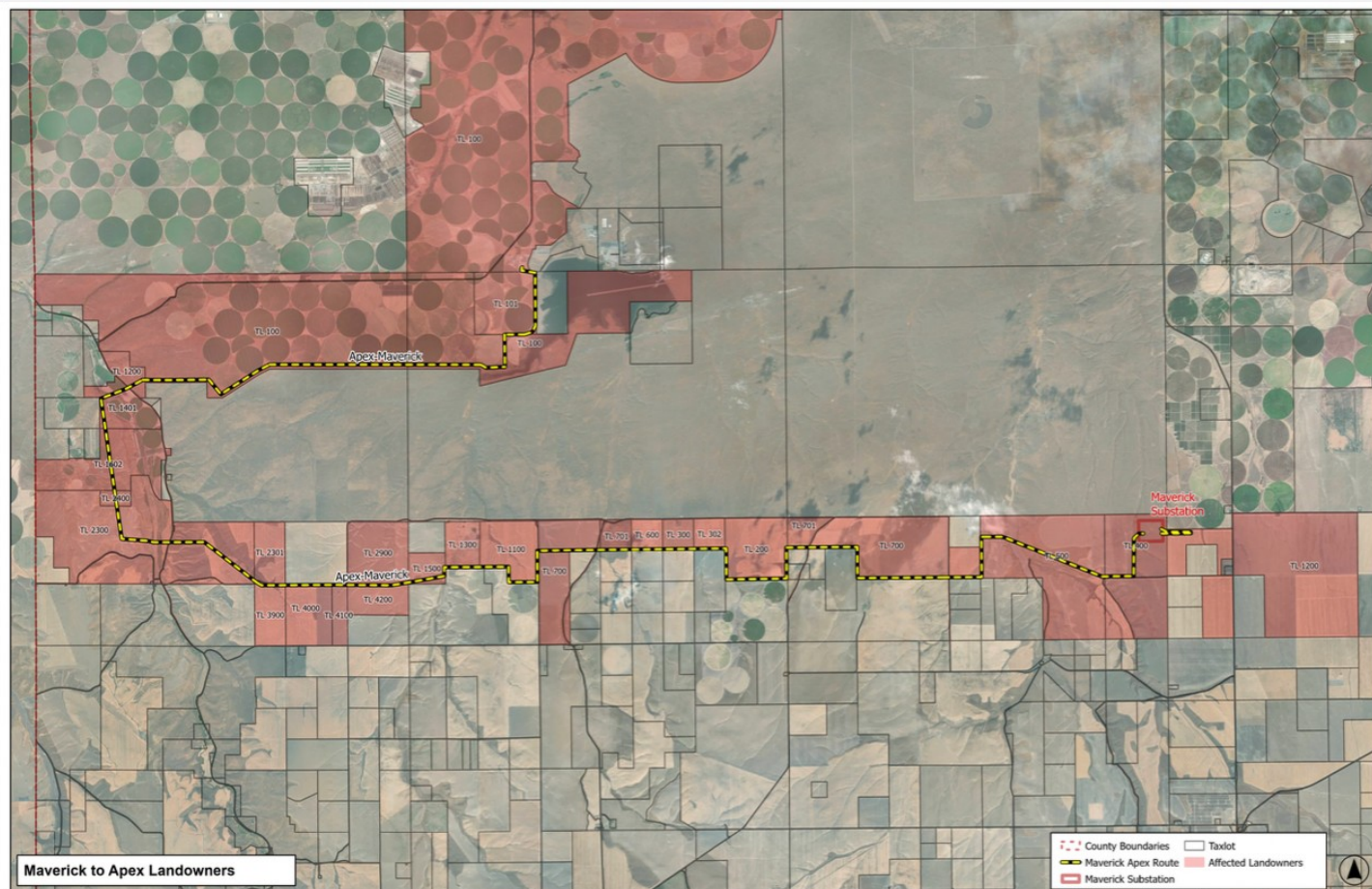
PacifiCorp provided this summary of the three venues for public and stakeholder engagement:

1. **ORS 469.442 Process.** PacifiCorp will conduct the required stakeholder notice and engagement process under ORS 469.442. PacifiCorp will provide notice of the public comment opportunities via newspaper once a week for four weeks in a row, and the Company expects to host two public comment sessions: one in-person and one remote. PacifiCorp will hire a court reporter to transcribe public comments and will respond in writing to public comments.
2. **CPCN Process.** PacifiCorp will provide notice of its CPCN application to all impacted landowners along the line, and the OPUC typically hosts at least one in-person and one remote public comment session. The Company and OPUC Staff will review and respond to public comments in the CPCN process. The CPCN review process also allows interested landowners and stakeholders to substantively contest PacifiCorp's application.
3. **County Land Use Process.** PacifiCorp will file for land use approval with Morrow County, and Morrow County will provide an opportunity for public comment on the Company's land use application for the proposed transmission line.

Note: the land use application will be for an "outright use" where a project is approved if the applicant can demonstrate that the application meets the applicable, clear and objective standards. Changes to the routing and other PacifiCorp will be required to file appropriate land use applications with the Planning Department after the separate outreach meetings.

The attached map shows the proposed routing of the transmission line.

Also attached is the Land Use Compatibility Statement (LUCS) signed by the Planning Director on January 26, 2026. The LUCS is NOT a land use permit or land use decision required for the project; rather, it is advisory to the Oregon Public Utility Commission (PUC) with whom PacifiCorp has filed a Certificate of Public Convenience and Necessity (CPCN) for the 31.8 mile transmission line project.





1 of 2



ASSESSOR'S MAP/TAX	OWNER 1	OWNER 2	MAIL ADDRESS
02N24E000000302	PECK, MARILYN & MORGAN, GARY		1042 NW 12TH ST APT C
02N25E000000400	KILKENNY LAND COMPANY, LLC		1124 SW MYRTLE DR
02N25E000000500	KILKENNY LAND COMPANY, LLC		1124 SW MYRTLE DR
02N23E000002400	CAL HOLDINGS, LLC		17251 S CLACKAMAS RIVER DR
02N23E000001602	CAL HOLDINGS, LLC		17251 S CLACKAMAS RIVER DR
02N23E000001401	CAL HOLDINGS, LLC		17251 S CLACKAMAS RIVER DR
02N24E000000200	ELLA RANCH, LLC		3588 NW LEHMAN PL
02N24E000000700	ELLA RANCH, LLC		3588 NW LEHMAN PL
02N25E000000701	ELLA RANCH, LLC		3588 NW LEHMAN PL
02N24E000000701	ELLA RANCH, LLC		3588 NW LEHMAN PL
02N24E000000600	CRAWFORD, KYLE ET AL		5645 HWY 201
02N24E000001100	HOLTZ, TIM & HOLTZ, DEBBIE		65151 TEWS LN
02N24E000001300	NUFERROUS, CATHERINE M		65444 IMMIGRANT LN
02N23E000002300	KREBS, CAMERON L		68171 KUNZE LN
02N24E000000300	KLINGER, KENNETH MICHAEL		68280 IMMIGRANT LN
02N25E000000700	DOHERTY, MATTHEW P & DORIS L		69247 W KUNZE LN
02N23E000001200	PERRY, DANIEL L & JEFFRIES, BETSY		72097 HIGHWAY 74
02N26E000001200	GRIEB FARMS, INC		72540 ALPINE LN
02N23E000000100	THREEMILE CANYON FARMS, LLC		75906 MARTY MYERS RD
03N24E000000100	THREEMILE CANYON FARMS, LLC		75906 MARTY MYERS RD
02N24E000000100	THREEMILE CANYON FARMS, LLC		75906 MARTY MYERS RD
02N24E000000101	THREEMILE CANYON FARMS, LLC		75906 MARTY MYERS RD
02N23E000003900	MILLER, APRIL, 1/2 & MILLER, LORI, 1/2		777 TAYLOR ST 1A
02N23E000004200	MILLER, APRIL, 1/2 & MILLER, LORI, 1/2		777 TAYLOR ST 1A
02N23E000002301	MILLER, APRIL, 1/2 & MILLER, LORI, 1/2		777 TAYLOR ST 1A
02N23E000002900	MILLER, APRIL, 1/2 & MILLER, LORI, 1/2		777 TAYLOR ST 1A
02N24E000001500	MILLER, APRIL, 1/2 & MILLER, LORI, 1/2		777 TAYLOR ST 1A
02N23E000004000	MILLER, APRIL, 1/2 & MILLER, LORI, 1/2		777 TAYLOR ST 1A
02N23E000004100	MILLER, APRIL, 1/2 & MILLER, LORI, 1/2		777 TAYLOR ST 1A

THIS PAGE INTENTIONALLY LEFT BLANK



P.O. Box 40 • 215 NE Main Ave. Irrigon, Oregon 97844
(541) 922-4624 • www.co.morrow.or.us/planning

July 17, 2026

MEMORANDUM

To: Morrow County Planning Commission
From: *KMK* Kaitlin Kennedy, Compliance Planner
CC: Tamra Mabbott, Planning Director and George Cress, Principal Planner
Subject: Continued Work Session – Home Occupation Permits for Family-Operated Trucking Businesses in Residential Zones.

The Morrow County Planning Department, in coordination with the Planning Commission, hosted a work session on April 28, 2026, to discuss temporary conditional use permits for small, family-based commercial trucking businesses operating within residential zones. The purpose of the work session was to review the existing regulations governing these permits and to discuss the recent Land Use Board of Appeals (LUBA) decision reversing a previous Planning Commission and Board of Commissioners decision regarding one such permit. Although the work session was open to the public for observation, it was conducted as a discussion among Planning Commission members and staff and did not include an opportunity for public testimony or participation.

LUBA's reversal concluded that the County's prior interpretation and application of the home occupation provisions were inconsistent with applicable land use law and the Morrow County Zoning Ordinance. As a result, the County must reassess its approach to permitting trucking-related home occupations within residential zones. The decision also significantly limits, and may ultimately preclude, the renewal of previously approved temporary conditional use permits, many of which were issued for one-year terms with opportunities for renewal during 2024 and 2025. The LUBA Final Opinion and Order is available in Case No. 25056.

<https://www.oregon.gov/luba/Docs/Opinions/2026/01-26/25056.pdf>

The Planning Commission continued the work session to its July 28, 2026, meeting to allow Planning Department staff additional time to evaluate the LUBA decision and prepare proposed amendments to the Morrow County Zoning Ordinance. The proposed amendments are intended to establish a clear regulatory framework for limited commercial trucking operations within residential zones, subject to defined standards and operational limitations. The amendments would also revise Section 6.050(G), *Standards Governing Conditional Uses; Home Occupations*, to clarify the applicability of home occupation standards and incorporate provisions governing small, family-based commercial trucking businesses. (see attachments)

Family-Operated Trucking Businesses in Residential Zones

Morrow County Zoning Ordinance

MCZO Section 3.050 Suburban Residential Zone SR (D)(2)

Current Code Language: In Suburban Residential one acre (SR-1) zone, commercial trucks and trucking businesses are not an allowed use. A landowner may be allowed 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.

Proposed Amendment: In Suburban Residential one acre (SR-1) zone, commercial trucks and trucking businesses are not an allowed use, *except as allowed as Home Occupations under MCZO 3.050(D)(2), when suitably conditioned and limited to two truck/trailer units.*

MCZO Section 3.051 Suburban Residential Zone SR (E)(2)

Current Code Language: In Suburban Residential 2A two acre (SR-2A) zone, commercial trucks and trucking businesses are not an allowed use. A landowner may be allowed 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.

Proposed Amendment: In Suburban Residential 2A two acre (SR-2A) zone, commercial trucks and trucking businesses are not an allowed use, *except as allowed as Home Occupations under MCZO 3.051(E)(2), when suitably conditioned and limited to two truck/trailer units.*

MCZO Section 3.040 Rural Residential Zone RR (C)(2)

Current Code Language: In Rural Residential one acre (RR-1) zone, commercial trucks and trucking businesses are not an allowed use. A landowner may be allowed 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.

Proposed Amendment: In Rural Residential one acre (RR-1) zone, commercial trucks and trucking businesses are not an allowed use, *except as allowed as Home Occupations under MCZO 3.040(c)(2), when suitably conditioned and limited to two truck/trailer units.*

MCZO Section 3.041 Farm Residential Zone FR (C)(2)

Current Code Language: In Farm Residential two acre (FR 2) zone, commercial trucks and trucking businesses are not an allowed use. A landowner may be allowed 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.

Proposed Amendment: In Farm Residential 2A two acre (FR-2A) Zone, commercial trucks and trucking businesses are not an allowed use, *except as allowed as Home Occupations under MCZO 3.051(C)(2), when suitably conditioned and limited to two truck/trailer units.*

Morrow County Zoning Ordinance Section 6.050 (G)

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 Page 4 of 15 Morrow County Zoning Ordinance Article 6 (01.08.25) customer's vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents or 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.

THIS PAGE INTENTIONALLY LEFT BLANK



To: Morrow County Board of Commissioners
 From: Tamra Mabbott, Planning Director
 CC: Planning Commission
 BOC Date: July 15, 2026
 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.

Land Use Hearings

Interchange Area Management Plan (IAMP) TSP-164-26

Following the April 28th, 2026, work session, Kittelson & Associates, ODOT, and Morrow County Planning staff advanced the Interchange Area Management Plan (IAMP) for adoption to the Planning Commission for their June 30, 2026, public meeting. The adoption included amendments to the County's Comprehensive Plan, Zoning Ordinances, and approval of an Overlay Zone. Following the June 30th public hearing, the Planning Commission voted in favor of recommending adoption by the Board of Commissioners.

Also scheduled for the June 30th meeting, the Commission heard a request for a Conditional Use Permit for approval of a Home Occupation to allow the operation and storage of firearm accessories incidental to off-site business activities. The subject is zoned Exclusive Farm Use and is located outside the Heppner's Urban Growth Boundary. After the public hearing closed, the Commission voted unanimously to recommend approval of the CUP.

Scheduled for Tuesday, July 28, at 6:00 PM, the Planning Commission will continue the June 30th public hearing to consider the request for a proposed County Comprehensive Plan Amendment to add a Goal 5 Significant Aggregate Resource site. AC-168-26: John and Diane Kilkenny are the applicants and property owners. The amendment would allow the designation of an approximately forty-three-acre aggregate quarry site for source materials for local road and foundation construction. The proposed aggregate rock quarry site is adjacent to a proposed electric wind generation farm. The subject property is zoned Exclusive Farm Use.

Work Session regarding commercial trucks in Residential Zones.

This work session will be an active discussion for Commission members, staff, and interested parties about small family-operated trucking businesses located in residential zones. Staff will present code amendment recommendations for mitigating safety and livability conflicts between residents and commercial truck owners.



Energy Update

MN8 Solar Project

MN8, a solar developer, submitted their land use application for the Well Springs Solar project, a 6,352-acre project that will include photovoltaic panels and a battery energy storage system (BESS). The transmission line application will follow. The project is five miles northwest of Ione. The application includes a Conditional Use Permit and a Comprehensive Plan Amendment. Staff is currently conducting the completeness review.

Sunstone Solar Project

The Energy Facility Siting Council approved the transfer of ownership of the Sunstone Solar Project from Pinegate Renewables to Gallatin Power, a wholly owned subsidiary of Amazon Energy, LLC. The Request for transfer can be found here:

<https://www.oregon.gov/energy/facilities/Facilities%20library/2026-05-20-SSPAMD1-RFA1.pdf>. The EFSC is scheduled to take action on the transfer of owner request on June 26, 2026. Additional information about the request can be found here: <https://www.oregon.gov/energy/facilities/Pages/esp.aspx?cldee=aLoIiiI0jRyJA1aAaNr-77jIs-FKxnNZvIIYwT-quu7E10nkHjcTNpNnidgQHvcpmcmoSjcSlSg7sFtG899tA&recipientid=contact-475963d9c130ee11bdf5001dd80abb61-dcf4f14b6de9419090be70a16d7870dd&esid=efc3d038-9c5b-f111-bec6-001dd8084713>

Staff had a pre-application meeting for a smaller project located adjacent to a permitted project. The developers and landowners will consider filing a local permit.

Sunrise Solar, an 800 MW solar and 800 MW battery storage project, is also under review by the EFSC. The Notice of Intent was filed in 2025. The owner and developer, PacifiCorp, has the option to withdraw their permit from the state EFSC and file with Morrow County. PacifiCorp is considering additional properties for the project, which could enlarge to 13,000 acres.

PacifiCorp Transmission Line

Staff has met with PacifiCorp to discuss their 31.8-mile-long, 500kV project, a stand-alone transmission line project that will connect the Maverick and Apex substations. PacifiCorp is hosting an in-person Open House on July 20, 2026, at 4:00 pm at the Sage Center in Boardman.

Planning Director and Commissioner Gus Peterson have met with numerous stakeholders to collaborate on the possibility of permitting a transmission line corridor. The purpose would be to co-locate the numerous transmission lines that are planned and anticipated, creating opportunities for future renewable energy development.

2026 Oregon Energy Policy Academy Convening

Planning Director Mabbott participated in a two-day event, May 20-21, in Pendleton. The Retreat Objective: Identification of problems and potential actions/solutions within the “4Ps” of transmission expansion (Planning, Permitting, Paying, Participation). The convening was initiated by the Governor’s Executive Order 25-29 that directs state agencies to accelerate investment in and deployment of least-cost and least-risk clean energy and grid infrastructure. Oregon Department of Energy is soliciting comments on the draft “Report on Reducing Barriers to Clean Energy Development” available here: <https://www.oregon.gov/energy/data-and-reports/Documents/DRAFT-Report-Siting-Permitting-Infrastructure-EO2529.pdf>

Stephen Wrecsics, GIS Analyst, has updated the Planning Department's online interactive energy map:

<https://www.arcgis.com/apps/dashboards/8508dc9076e84317a9fac30475a37bb0>

A summary of all energy projects in Morrow County is available on the Planning Department’s web page here:

https://www.morrowcountyor.gov/sites/default/files/fileattachments/planning/page/16138/morrow_county_energy_project_list.pdf

Columbia River Heritage Trail Concept Plan Update

Following the completion and formal adoption of the Columbia River Heritage Trail (CRHT) Concept Plan update in April, staff from the Planning and Parks Departments continue working collaboratively to identify further funding opportunities and coordinate with stakeholders and support organizations.

Staff from both departments have begun walking some of the more primitive trail sections, utilizing GPS technology to improve mapping of existing and desired alignments. Planning staff received a shipment of bound hard copies of the plan update from a local publisher and are currently assembling a list of stakeholders involved in the planning process to provide copies.

Anyone interested in being involved in the trail planning and implementation activities is encouraged to contact Clint Shoemake, Associate Planner, at (541) 922-4624 x5517 or cshoemake@morrowcountyor.gov.

GIS Mapping and Drone

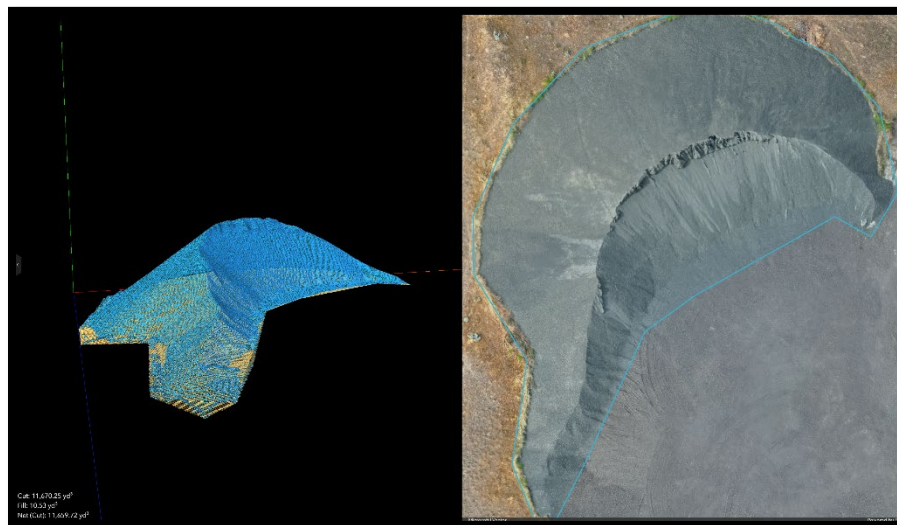
Planning Staff completed this year's volumetric surveys of the County's aggregate pit sites in Morrow County, with drone flights conducted June 11–25. Volumetric surveying uses



drone-captured imagery to build a 3D model of each stockpile, from which material volume is calculated. This method allows staff to measure stockpiles safely and efficiently, and the resulting data supports aggregate inventory management, cost estimating, and contract bidding across County pit sites.

These surveys logged approximately 190,000 cubic yards of stockpiled aggregate across the County's active pits, equating to roughly 257,000 tons. The majority of this material is crushed stone, with a smaller portion of chipped stone and other materials. Fuller Rd, Carlson, and Willow Creek currently hold the largest share of inventory among the sites surveyed.

With all pit sites now flown, staff is compiling the results into a formal 2026 inventory baseline. This baseline will serve as the



reference point for future surveys, allowing Public Works to track material extraction and inventory change across the County's pit portfolio on a year-over-year basis beginning in 2027.

Anyone interested in more information can reach out to Stephen in Planning at 541.922.4624

CODE COMPLIANCE



The Morrow County Code Compliance Planner continues to address code complaints throughout the county. Code enforcement efforts focus on maintaining community standards and promoting public health, safety, and welfare through education, site inspections, and enforcement actions.

June Monthly Summary	
New Complaints	0
Follow-Up Inspections/Site Visits	9
Violations Closed	3
Active/Open Violations	55

In addition to routine enforcement activities, the Code Compliance Planner has reviewed new complaints, conducted follow-up inspections on active cases, and worked with property owners to achieve voluntary compliance whenever possible. The Compliance Planner continues to monitor unresolved violations and pursue appropriate enforcement measures in accordance with County ordinances and established procedures.

The Planning Department remains committed to ensuring consistent and fair application of County regulations while working collaboratively with residents and property owners to resolve compliance issues.

WATER AND PLANNING ACTIVITIES

Water Advisory Committee

A summary of work on the implementation of the four water initiatives adopted by the Board of Commissioners in December 2024, as recommended by the Water Advisory Committee (WAC), is below.

Initiative 1: Update the comprehensive plan Goals 5 and 6. Assembling materials and soliciting volunteers to serve on a working group. The recent data and mapping analysis will be useful for this task. There is interest from at least one group from outside Morrow County in participating in this process. This is on hold at least temporarily.

Initiative 2: Develop a Morrow County Drinking Water Program. Ongoing at the Public Health Department.

Initiative 3: Support Regional Water Planning. Staff participated in the coordination of regional discussions about water planning. Staff continued research into the Oregon Department of Water Resources (OWRD) place-based planning grant. The county's two-year WAC work can serve to advance the county to a phase 2 effort. However, the grant requires significant staff time and will be pursued later.

Initiative 4: Partner in a Clean Water Consortium (CWC). Planning Director continues to participate in the CWC, along with County and CWC Chair David Sykes. The CWC Executive Director, Jared Tesch, is responsible for day-to-day tasks; the Planning staff provides background information, mapping, and data as needed.

EPA Grant - Morrow Umatilla County Drinking Water-ROADMAP

The Steering Committee met on June 11th to review the Technical Memo on Non-Municipal System Connection Concepts. The June 11th meeting was held in Hermiston at the

Stafford Hansell Government Center from 3 – 5 pm. More information about the roadmap project is available on the project webpage: <https://drinkingwaterroadmap.org/>
The final Public Meeting will be on Wednesday, August 5th at the Umatilla Business Center from 6-7:30. The final report and presentation to the Board of Commissioners will be in late August or early September. A joint Morrow-Umatilla County meeting will take place in September or October.

Clean Water Consortium (CWC)

The CWC held its regular monthly meeting on the second Tuesday of the month, June 9th, at the Port of Morrow office in Boardman. The meetings are open to the public. Highlights of the meeting included a report from the Roadmap Project and a report from the Managing Director, who also shared a Scope of Work for the West Glen Project. The website has information about the Consortium:

<https://www.morrowcountyor.gov/bc/page/morrow-county-clean-water-consortium>

Lower Umatilla Basin Groundwater Management Area (LUBGWMA)

The LUBGWMA Committee did not meet in June.

TRANSPORTATION PLANNING

Tower Road Interchange Area Management Plan (IAMP) TSP-164-26

Following the March 31, 2026, work session, Kittelson & Associates, ODOT, and Morrow County Planning staff advanced the Interchange Area Management Plan (IAMP) to the Planning Commission on April 28, 2026. The adoption includes amendments to the County's Comprehensive Plan and Zoning Ordinances and adoption of an Overlay Zone. At the April 28, 2026, hearing for the proposed amendments in TSP-164-26, the Planning Commission continued the hearing to June 30th during which the commission voted in favor of recommending adoption by the Board of Commissioners.

The June 30, 2026, Planning Commission packet is available on the website here:

<https://www.morrowcountyor.gov/meetings>

The August 5, 2026, Board of Commissioners meeting will be at 1:30 in Heppner at the Bartholomew Building. The packet will be posted no later than July 28th

<https://www.morrowcountyor.gov/meetings>

Following the formal County adoption process, the IAMP will be submitted to the Oregon Transportation Commission (OTC) for final review and adoption. Project documents, design concepts, and supporting materials are available on the Morrow County Transportation Planning webpage under the Tower Road 2025 IAMP project.

<https://www.morrowcountyor.gov/planning/page/tower-road-2025-iamp>

Transportation System Plan (TSP) Update

After several months, the final step to launch the formal TSP update, the Intergovernmental Agreement between Morrow County and ODOT, is ready for Board of Commissioners review and signature. This will kick off the update of the Morrow County Transportation System Plan (TSP). David Evans & Associates is the consultant leading the update. The project is funded with a Transportation Growth Management (TGM) grant.

County financial responsibility is through in-kind work on the project. Anyone interested in participating in serving on the transportation planning committee, please contact Kaitlin Kennedy in the Planning Department at (541) 922-4624 or kkennedy@morrowcountyor.gov

OTHER

Planning Grant Opportunities

Staff is continuing to work with Navy Outreach and Liaison staff to secure a grant to fund the Community Wildfire Protection Plan (CWPP) update.

Large Industrial Development Work Session

Planners and the County Administrator met to discuss information to share during a public listening session on large industrial development. The purpose of the Listening Session is to share information about permitting and other county roles and, importantly, to listen to public concerns and answer public questions. County Administrator is looking for a venue and a date to host the listening session.

Rural Energy Academy

After completion of the Rural Energy Academy, the Planning Director and Principal Planner hosted the Community Development Director and Planning Director from Grant County, Washington, to share notes about energy and data center permitting and development. Washington and Oregon have many similar issues and opportunities.

Oregon League of Cities: Building Successful Communities

On June 24th, three Planning Staff attended a day-long virtual course presented by the Oregon League of Cities and hosted by the City of Umatilla at their newly opened business center. The course, entitled "Building Successful Communities", included topics such as Oregon's Land Use Goals, urban expansion, writing findings, and Planning Commission responsibilities.