



PLANNING DEPARTMENT

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AGENDA

Morrow County Planning Commission

Tuesday, July 30, 2024, 6:00 pm

Morrow County Government Center, Irrigon, OR

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

Members of Commission

Stanley Anderson
Charlene Cooley
Stacie Ekstrom, Chair

Tripp Finch
John Kilkenney, Vice Chair
Mary Killion

Elizabeth Peterson
Karl Smith
Brian Thompson

Members of Staff

Tamra Mabbott, Planning Director
Stephen Wrecsics, GIS Analyst
Michaela Ramirez, Administrative Assistant

Daisy Goebel, Principal Planner
Landon Jones, Planning Tech
Kaitlin Kennedy, Compliance Planner

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Minutes:** (Draft) June 25, 2024
5. **Public Hearings** to begin at 6:00 PM (COMMISSION ACTION REQUIRED):

5a. Hardship Variance HV-S-051-24: Brian & Melissa Ketelson applicant and owner.

Request to approve a temporary hardship dwelling to allow for the daily care and assistance of an immediate family member. The property is described as Tax Lot 600 of Assessor's Map 5N 26E 23B, and is located approximately one mile northwest of Irrigon, north of Usage Lane. The property is zoned Rural Residential and is located outside of the Irrigon Urban Growth Boundary (UGB). Criteria for approval includes Morrow County Zoning Ordinance Article 7 Section 7.300, Special Uses.

5b. Conditional Use Permit CUP-N-370-24: Rafael Calvillo applicant and owner.

Home Occupation Permit to allow the operation of a commercial trucking business on a residential property. The subject property is described as Tax Lot 5700 of Assessor's Map 4N2520A and is in the Suburban Residential (SR) zone. The property is in the West Glen Subdivision, inside the City of Boardman Urban Growth Boundary and is located at the southeast intersection of Hilltop Drive and Ridgecrest Lane. Criteria for approval includes Morrow County Zoning Ordinance (MCZO) Section 3.050 Suburban Residential Zone, and MCZO Article 6, Conditional Uses.

5c. Conditional Use Permit CUP-N-372-24: Turner Ranch applicant, Todd and Melissa Lindsay owner.

Application to permit the siting of ten temporary RV spaces to accommodate workforce housing in the Exclusive Farm Use (EFU) Zone in conjunction with the construction of an approved power generation facility in accordance with Morrow County Zoning Ordinance (MCZO) 3.010 K.1.a(3). The subject property is described as Tax Lot 4200 of Morrow County Assessor's Map Number 01N 26E. Criteria for approval include MCZO Section 3.010, EFU Zone and MCZO Article 6, Conditional Uses.

5d. Legislative Code Updates: AZ-154-24

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

6. **Other Business:** July Planning Update

7. **Correspondence:**

8. **Public Comment:**

9. **Adjourn:**

Next Meeting: Tuesday, August 27, 2024, at 6:00 p.m.
Location: Bartholomew Building, Heppner, OR

ELECTRONIC MEETING INFORMATION

Morrow County Planning is inviting you to a scheduled Zoom meeting. Topic: Planning Commission
Time: July 30, 2024, 6:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/6554697321?pwd=dFMxR2xlaGZkK1ZJRfVrS1Q0SmRxUT09&omn=82399460065>

Meeting ID: 655 469 7321

Passcode: 513093

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

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

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