

**Minutes of the Public Meeting of the  
Morrow County Planning Commission  
Tuesday, February 25, 2025, 6:00 pm  
Morrow County Government Center  
215 NE Main Ave Irrigon, OR**

**COMMISSIONERS PRESENT:**

Stacie Ekstrom, Chair  
Karl Smith  
Liz Peterson  
Andy Cemore  
Charlene Cooley  
Stephen Henthorn  
John Kilkenny

**COMMISSIONERS ABSENT:**

Brian Thompson

**ATTENDANCE via ZOOM:**

Tripp Finch

**STAFF PRESENT:**

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

**Staff Zoom:**

Stephen Wrecsics, GIS Analyst  
Jim Bagley, Principal Planner  
Daisy Goebel, Principal Planner

**1. CALL TO ORDER**

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

**2. ROLL CALL**

**3. PLEDGE**

**4. APPROVAL OF JANUARY 28, DRAFT MINUTES**

Recommended Action: Approve

Action: Approved

**Presented by: Planning Director Tamra Mabbott**

**I. Continued Land Partition LP-N-529-24, Replat R-N-88-24: City of Boardman, Applicant, and Owner:**

**Conflicts of interest:** None

**Request:** The property is described as tax lot 134 of Assessor's Map 4N 24. The property is zoned Space Age Industrial (SAI) and is located west of the City of Boardman, south of Interstate 84 and east of Tower Road. Kunze Lane bisects the middle of the parcel, located between proposed parcels 2 and 3. The request is to replat Parcel 1 of Partition Plat 2014-05 into three parcels of the following approximate acreages: 12.7 acres, 85.5 acres, and 208 acres. Criteria for approval include Morrow County Zoning Ordinance Article 5 Land Partition Section 5.030 and 5.075 Replatting.

Chair Ekstrom opened the testimony part of the Public Hearing

**Motion to accept exhibits A-L into record:** Commissioner Peterson

**Seconded by:** Commissioner Henthorn

**Vote:** All voted

**Action:** Approved

Testifying Parties:

Carla McLane, 200 Center Circle, Boardman, OR 97818

**Questions or Comments by Counsel for Applicant:** Dan Kearns

**Questions or Comments by Staff:** Daisy Goebel, Principal Planner, Director Mabbott

**Questions or Comments by Commissioners for Staff:** Commissioners Kilkenny, Peterson, Finch

**Recommended Action:** Approve Land Partition LP-N-529-24, Replat R-N-88-24

**Motion:** Approve Land Partition LP-N-529-24, Replat R-N-88-24

**Motion by:** Commissioner Finch

**Seconded by:** Commissioner Peterson

**Vote:** All voted

**Action:** Approved with Conditions: move conditions 3, 4, and 5 to subsequent conditions

**Presented by:** Code Compliance Planner Kaitlin Kennedy

**II. Conditional Use Permit CUP-N-378-24: Victor Calvillo, Applicant, and Owner**

**Conflicts of interest:** None

**Request:** To allow the storage and operation of a commercial trucking business on a residential property. The property is described as Tax Lot 5800 of Assessor's Map 4N25E20A. The subject parcel is zoned Suburban Residential (SR) and is located inside of the City of Boardman Urban Growth Boundary (UGB). Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.050, Suburban Residential, and Article 6 Section 6.050.G, Standards Governing Conditional Uses, Home Occupations.

Chair Ekstrom opened the testimony part of the Public Hearing

Testifying Parties:

Victor Calvillo, 70126 Ridgecrest Dr, Boardman, OR

**Questions or Comments for Applicant by Commissioner:** Commissioner Ekstrom

**Questions or Comments for Applicant by Staff:** Kaitlin Kennedy, Compliance Planner

**Proponents:** None

**Opponents:** None

**Neutral:** None

Chair Ekstrom closed the Public Hearing

**Recommended Action:** Approve Conditional Use Permit CUP-N-378-24

**Motion:** Approve Conditional Use Permit CUP-N-378-24

**Motion by:** Commissioner Peterson

**Seconded by:** Commissioner Smith

**Vote:** All voted

**Action:** Approved

**Presented by:** Code Compliance Planner Kaitlin Kennedy

### III. Conditional Use permit CUP-N-385-25: Eudoro Cardenas Herrera, Applicant, and Owner

**Conflicts of interest:** None

**Request:** To allow the storage and operation of a commercial trucking business on a residential property. The property is described as Tax Lot 403 of Assessor's Map 5N26E22D01. The subject parcel is zoned Rural Residential (RR) and is located outside of the City of Irrigon's Urban Growth Boundary (UGB). Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.050, Suburban Residential, and Article 6 Section 6.050.G, Standards Governing Conditional Uses, Home Occupations.

Chair Ekstrom opened the testimony part of the Public Hearing

**Questions or Comments by Commissioners for Staff:** Commissioners Kilkenny, Henthorn

Testifying Parties:

None

**Proponents:** None

**Opponent:** Bob Vandecar, 81570 W 8<sup>th</sup> Rd, Irrigon, OR

**Neutral:** None

**Questions or Comments by Staff for Opponent:** Director Mabbott

**Questions or Comments by Commissioners for Staff:** Chair Ekstrom, Commissioners Cooley, Peterson, Henthorn

Chair Ekstrom closed the Public Hearing

**Recommended Action:** Approve **Conditional Use permit CUP-N-385-25**

**Motion:** Approve **Conditional Use permit CUP-N-385-25**

**Motion by:** Commissioner Henthorn

**Seconded by:** Commissioner Smith

**Vote:** All voted

**Action:** Approved

**Adding Conditions that specify parking and seasonal operations of units**

**Other Business:** Code Compliance Update - Kaitlin Kennedy  
Long-range priorities, Director Mabbott

**Correspondence:** None

**Public Comment:** None

**Adjourned:** Meeting adjourned at 8:18 PM

**Next Meeting:** Tuesday, March 25, 2025, at 6:00 p.m. The next meeting will be held in Heppner, OR in the Bartholomew Building.

**Respectfully submitted,**  
**Michaela Ramirez**