



# PLANNING DEPARTMENT

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## AGENDA

### Morrow County Planning Commission

Tuesday, April 29, 2025, 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

Charlene Cooley

Stephen Henthorn

Karl Smith

Tripp Finch

Andrew Cemore

Brian Thompson

Elizabeth Peterson

#### Members of Staff

Tamra Mabbott, Planning Director

Stephen Wrecsics, Associate Planner, GIS

Michaela Ramirez, Administrative Assistant

Jim Bagley, Principal Planner

Clint Shoemake, Planning Tech

Kaitlin Kennedy, Code Compliance Planner

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Minutes:** (Draft) February 25, 2025
5. **Public Hearings** to begin at 6:00 PM (COMMISSION ACTION REQUIRED)
  - I. **Conditional Use Permit CUP-N-386-25: Jose A. Arredondo Campos, Applicant, and Owner.** Conditional Use Permit to allow the storage and operation of a commercial trucking business on a residential property. The property is described as Tax Lot 1600 of Assessor's Map 5N26E24CA. The subject parcel is zoned Suburban Residential (SR) 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.
  - II. **ACM-155-25 Comprehensive Plan Amendment and AZM-156-25 Zoning Map Amendment. Threemile Canyon Farms, Applicant and Owner.** The property is located approximately two miles west of the Boardman Airport, south of I-84 off Boardman Airport Lane. The application proposes to amend the Comprehensive Plan Map and Zoning Map to rezone approximately 1,298 acres from Space Age Industrial (SAI) and Exclusive Farm (EFU) to General Industrial with a Limited Use Overlay Zone to allow only exascale data centers.

Applicable Criteria include Morrow County Zoning Ordinance (CZO) Article 8 Amendments and Oregon Administrative Rules (OAR) Chapter 660 Division 004.

- III. **ACM-157-25 Comprehensive Plan Amendment and AZM-158-25 Zoning Map Amendment. Threemile Canyon Farms, Applicant and Owner.** The property is located approximately two southwest of the City of Boardman, east of Tower Road and abutting the west boundary of the Naval Bombing Range. The application proposes to rezone approximately 1,605 acres from Space Age Industrial to Exclusive Farm Use. Applicable Criteria include Morrow County Zoning Ordinance (MCZO) Article 8 Amendments and Oregon Administrative Rules (OAR) 660-004.

6. **Other Business:** April Monthly Update  
EO Solar Rulemaking BOC Signed  
ODOT Tower Road Repair Notice
7. **Correspondence:**
8. **Public Comment:**
9. **Adjourn**

**Next Meeting:** Tuesday, May 27, 2025, 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: April 29, 2025, 6:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/6554697321?pwd=dFMxR2xlaGZkK1ZJRFVrS1Q0SmRxUT09&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](mailto:tmabbott@morrowcountyor.gov).*