



# PLANNING DEPARTMENT

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(541) 922-4624 or (541) 676-9061 x 5503  
FAX: (541) 922-3472

## AGENDA

### Morrow County Planning Commission

Tuesday, May 27, 2025, 6:00 pm

Bartholomew Building, Heppner, 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 Wreccics, 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) April 29, 2024
5. **Public Hearings** to begin at 6:00 PM (COMMISSION ACTION REQUIRED)
  - I. **Conditional Use Permit CUP-N-389-25: Kimberly Renteria, 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 210 of Assessor's Map 5N26E36. The subject parcel is zoned Rural Residential (RR) and is located outside the City of Irrigon's urban growth boundary (UGB). Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 section 3.040, Rural Residential RR1, and Article 6 section 6.050. G, Standards Governing Conditional Uses, Home Occupations.
  - II. **Conditional Use Permit CUP-N-390-25: Juan Rodriguez, 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 202 of Assessor's Map 4N25E14C. The subject parcel is zoned Farm Residential (FR) and is located outside the City of Boardman's urban growth boundary (UGB). Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 section 3.041, Farm Residential FR2, and Article 6 section 6.050. G, Standards Governing Conditional Uses, Home Occupations.

- III. **Land Use Decision LUD-S-083-25 and Variance V-S-057-25: Mary Kay Bellamy, Applicant, and John Flynn, Owner.** The property is described as tax lot 3704 of Assessor's Map 2S 26E. The property is zoned Exclusive Farm Use (EFU) and located approximately ¼ mile east of the Heppner city limits. The request is to site an approximately 40-foot-tall radio transmission tower and 48 ft² support building. The request includes a variance to seek relief from the minimum side yard setback. Criteria for approval include Morrow County Zoning Ordinance (MCZO) Section 3.010 Exclusive Farm Use and Section 7.200(B) Major Variance.

6. **Other Business:** May monthly update

7. **Correspondence:**

8. **Public Comment:**

9. **Adjourn**

**Next Meeting:** Tuesday, June 24, 2025, at 6:00 p.m.  
Location: Morrow County Government Center, Irrigon, OR

### **ELECTRONIC MEETING INFORMATION**

Morrow County Planning is inviting you to a scheduled Zoom meeting. Topic: Planning Commission  
Time: May 27, 2025, 6:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/6554697321?pwd=dFMxR2xlaGZkK1ZJRrFVrS1Q0SmRxUT09&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).*