

**Draft Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, May 27, 2025, 6:00 pm
Bartholomew Building
110 N Court Heppner, OR**

COMMISSIONERS PRESENT:

Stacie Ekstrom, Chair
Karl Smith
Stephen Henthorn
Charlene Cooley
John Kilkenny
Brian Thompson
Trip Finch
Liz Peterson

COMMISSIONERS ABSENT:

ATTENDANCE via ZOOM:

STAFF PRESENT:

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

Staff Zoom:

Jim Bagley, 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 APRIL 29, 2025 DRAFT MINUTES

Recommended Action: Approve

Action: Unanimously Approved

Presented by: Code Compliance Planner Kaitlin Kennedy

Conditional Use Permit CUP-N-389-25: Kimberly Renteria, Applicant, and Owner.

Request: 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

Motion to add letter from Jay Marlow (Neighbor/Opponent)

Motion by: Commissioner Peterson

Seconded by: Commissioner Henthorn

Chair Ekstrom called for applicants or persons in favor or opposed.

Testifying Parties:

Kimberly Renteria, 75678 Depot Lane, Irrigon, OR

Applicant Kimberly Renteria: explained they needed somewhere to park their 5 trucks after the season. They have reached out to CCS Farms and other property owners to park the trucks, but have not had any luck with it.

Commissioner Cooley: asked where the trailers were currently parked.

Applicant Kimberly Renteria: responded that the farm provides the trailers.

Staff Kaitlin Kennedy: asked about the screened fence on the west side of the property.

Applicant Kimberly Renteria: explained that they purchased the property with the fence in place.

Director Mabbott: asked if she was aware the permit was only temporary.

Applicant Kimberly Renteria: said yes, she understood. She commented that they have been seeking somewhere to put the trucks, but have been turned down.

Director Mabbott: offered to walk them through the process when they did find somewhere to park the trucks.

Applicant Kimberly Renteria: said the trucks are not the only source of income and that it wouldn't be worth having the trucks if they had to rent a property to park the trucks.

Director Mabbott: Gave her an example of a couple of properties that had fenced areas for trucks. These properties had various owners, which helped with the financial aspect. She also reiterated that the permit was temporary and there would be fines after the expiration.

Opponents: Letter from Jay Marlow- Kaitlin will respond to his questions.

Director Mabbott: asked if the screen fence is a condition.

Staff Kaitlin Kennedy: responded that the fence is currently screened on the west side.

Neutral: none

Public Hearing is closed by Chair Ekstrom.

Staff Kaitlin Kennedy suggested to the Chair that they could add a condition for the fence to continue to be screened on the west side of the property.

Director Mabbott: asked if the fence on the west side was theirs.

Applicant Kimberly: said she didn't know who the fence belonged to but they could continue to maintain the fence.

Recommended Action: Approve **Conditional Use Permit CUP-N-389-25**, adding a condition to maintain the fence on the west side of the property.

Motion: Approve **Conditional Use Permit CUP-N-389-25**

Motion by: Commissioner Finch

Seconded by: Commissioner Henthorn

Vote: All voted

Action: Unanimously Approved

Presented by: Code Compliance Planner Kaitlin Kennedy

Conditional Use Permit CUP-N-390-25: Juan Rodriguez, Applicant, and Owner.

Request: 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.

Chair Ekstrom called for applicant or persons in favor or opposed.

Testifying Parties:

Juan Rodriguez, 71472 Wilson Lane, Boardman, OR

Applicant Juan Rodriguez: explained that he had been mindful of his neighbors and hadn't heard any complaints. He also said the trucks are parked at another location and are only on the property when the trucks are not being used.

Opponents: none

Neutral: none

Public Hearing is closed by Chair Ekstrom.

Commissioner Kilkenny: asked where the trucks are left during the season.

Applicant Juan Rodriguez: responded that they are parked in the storage at Threemile Canyon Farms.

Recommended Action: Approve **Conditional Use Permit CUP-N-390-25**

Motion: Approve **Conditional Use Permit CUP-N-390-25**

Motion by: Commissioner Cooley

Seconded by: Commissioner Smith

Vote: All voted

Action: Unanimously Approved

Presented by: Planning Technician Clint Shoemake

Land Use Decision LUD-S-083-25 and Variance V-S-057-25: Mary Kay Bellamy, Applicant, and John Flynn, Owner.

Conflicts of interest: Commissioner Thompson recused himself, and so did Commissioner Finch

Request: 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.

Chair Ekstrom opened the testimony part of the Public Hearing

Testifying parties

Dale Bates, 270 Ken St, Heppner, OR

Terry Thompson, 72948 Bunker Hill Lane, Heppner, OR

Brian Thompson, 55805 HWY 74, Heppner, OR

Commissioner Kilkenny: asked if he, Dale, was there to speak about the setbacks.

Dale Bates: explained where the pole was placed, and they did not want to move it because of the cost, and if they had to move it, it would impede access.

Opponents: None

Neutral: Terry Thompson asked had the line had been surveyed? He said he had a map that showed the pole and asked if it was a financial endeavor, because if it was, he was owed some compensation.

Staff Clint Shoemake: responded that the map that was displayed is not survey grade.

Terry Thompson: said the line is not correct. The fence line displayed is way off.

Staff Clint Shoemake: explained what the colored lines on the map indicated and he also said the lines are approximate, not accurate.

There was discussion about the lines on the map displayed.

Staff Clint Shoemake: explained that the GIS map could not be used as to make any determinations.

Brian Thompson: said he had Matt Kenny establish the corner of the property where the pole was placed. He then asked Dale if they had Columbia Basin put the pole in.

Dale Bates: responded yes.

Brian Thompson: said they had placed it on Terry's property, and if it was used for a commercial endeavor?

Dale Bates: responded no. He also said it is not for profit, it is only used for the radio station. He then mentioned they would speak with Terry about it.

Brian Thompson: asked if it could be noted in the Conditions.

Director Mabbott: said that the whole application needed to be withdrawn because it is not the applicants' property.

Staff Clint Shoemake: gave an explanation of what the setback was and how they should go forward with the request.

Brian Thompson: told Dale he would like him to come to an agreement with Terry.

Director Mabbott and Clint Shoemake: advised that if actual setbacks are sufficient, the new application wouldn't have to go through the Planning Commission; it would be an Administrative Review. She also mentioned to Dale that they would have to submit another application with the landowner's signature.

Public Hearing is closed by Chair Ekstrom.

Recommended Action: Withdraw **Land Use Decision LUD-S-083-25 and Variance V-S-057-25: Mary Kay Bellamy, Applicant, and John Flynn, Owner.**

Motion: Withdraw **Land Use Decision LUD-S-083-25 and Variance V-S-057-25: Mary Kay Bellamy, Applicant, and John Flynn, Owner.**

Director Mabbott: shared that the Threemile Canyon Farms application will go to the Board of Commissioners on June 18th, the City of Boardman Land Partition will go to LUBA because it was appealed, and the City Manager of Irrigon appealed Jose Campos CUP-N-386-25, so it will go to the Board of Commissioners on July 16th.

Other Business: May Planning Update

Correspondence: None

Public Comment: None

Adjourned: Meeting adjourned at 6:59 PM

Next Meeting: Tuesday, June 24, 2025, at 6:00 p.m. The next meeting will be held in Irrigon, OR, in the Morrow County Government Center.

Respectfully submitted,
Michaela Ramirez