



## PLANNING DEPARTMENT

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**Minutes of the Public Hearing of the  
Morrow County Planning Commission  
Tuesday, March 28, 2017, 7:00 p.m.  
Bartholomew Building, Heppner, Oregon**

**Morrow County Planning Commissioners Present:** Chair Jeff Wenzholz, Vice Chair Mifflin Devin, Clint Carlson, Kathy Neal, Sue Oliver, Wayne Seitz, Greg Sweek, Rod Taylor

**Members Excused:** Ken Bailey

**Morrow County Staff Present:** Carla McLane, Planning Director; Stephen Wrechsics, GIS Planning Technician

The Pledge of Allegiance was recited.

**Approval of Minutes:**

Commissioner Neal moved to approve the Minutes of February 28, 2017. Vice Chair Devin seconded. Commissioner Oliver abstained as she was not in attendance at the February Planning Commission meeting. Motion carried.

Planning Commission Chair Wenzholz read the Planning Commission Hearing Procedures.

**Land Partition LP-N-458 and Replat R-N-046-17: Port of Morrow, applicant and owner. The property is described as tax lot 100 of Assessor's Map 4N 26 07. The property is zoned Port Industrial and located in the Port of Morrow East Beach Industrial Park. Request is to partition an approximate 38-acre parcel to create two parcels. Criteria for approval includes the MCSO Article 5 Land Partitioning.**

Commissioner Neal declared a potential conflict of interest as she is married to the general manager of the Port of Morrow but would not have any direct interests from the outcome of the decision and her impartiality is not affected by this. Audience was asked if there were any concerns or objections to Commissioner Neal taking part in the hearing, to which there were none. Commissioner Devin declared a potential conflict of interest as he is a Port employee but would not have any direct interests from the outcome of the decision and his impartiality is not affected by this. Audience was asked if there were any concerns or objections to Commissioner Devin taking part in the hearing, to which there were none.

Director McLane presented the staff report to Commissioners by referring them to the preliminary plat and describing the applicant's request. Commission members requested clarification on a land sliver within parcel 1; this will be clarified by the applicant on the final plat.

Opened the testimony portion of the Public Hearing.

In favor: Gary Neal, Port of Morrow General Manager, provided information about the need for the replat.

None neutral or in opposition.

Closed the public testimony portion of the hearing.

Planning commission identified typographical errors for correction.

Commissioner Sweek moved to approve Land Partition LP-N-458 and Replat R-N-046-17. Commissioner Taylor seconded the motion. Motion carried unanimously.

**Audience Participation:**

None

**Other Business:**

- Farm and Forest update was postponed due to planning staff illnesses. Farm and Forest work session tentatively scheduled for April Planning Commission with the first hearing in May.
- Article 2 update, commission members are unified in desire and wanting to move forward. Hearing tentatively scheduled for May Planning Commission.
- Article 9 update scheduled for May Planning Commission.
- Discussion about planning staff incorporating a summary paragraph into the findings document.
- Planning Director Update included the delayed BLM Record of Decision for the Boardman to Hemingway project, and the American Viticultural Area in Morrow County and it's implication on solar energy development. A question was raised regarding the position of the Board of Commissioners that moving some Planning Commission duties to the Planning Department could be viewed as the Planning Commission abdicating some of their duties. Discussion ensued.

**Adjournment:**

Meeting was adjourned at 7:51 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, April 25, 2017 at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman, Oregon.

Respectfully Submitted,  
Stephen Wreccics