



PLANNING DEPARTMENT

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**Minutes of the Public Hearing of the
Morrow County Planning Commission
Tuesday, May 30, 2017, 7:00 p.m.
Bartholomew Building, Heppner, Oregon**

Morrow County Planning Commissioners Present: Chair Jeff Wenzholz, Vice Chair Mifflin Devin, Ken Bailey, Clint Carlson, Sue Oliver, Wayne Seitz

Members Excused: Kathy Neal, Greg Sweek, Rod Taylor

Morrow County Staff Present: Carla McLane, Planning Director; Stephanie Loving, Planner I; Stephen Wreccsics, GIS Planning Technician; Justin Nelson, County Counsel

The Pledge of Allegiance was recited.

Approval of Minutes:

Commissioner Oliver moved to approve the Minutes of April 25, 2017. Vice Chair Devin seconded. Motion carried.

Planning Commission Chair Wenzholz read the Planning Commission Hearing Procedures.

AZ-112-17 Zoning Ordinance Amendment. Morrow County, Proponent. This action is to update Article 2 of the Morrow County Zoning Ordinance (MCZO) relating to Establishment of Zones and more particularly the Zone Designations. This update is removing use zones no longer in use and adding new use zones added to the Zoning Ordinance over the past several years. The criteria for approval are found in MCZO Article 8. This is the first of at least two public hearings with the final hearing before the Board of Commissioners.

Planner Stephanie Loving presented the staff report and attachments. Commissioner Oliver requested that a blank marker be added to the blank abbreviations on page 1 of the amended document to identify that there is no abbreviation.

Opened the testimony portion of the Public Hearing.

None in favor, neutral or opposition.

Closed the public testimony portion of the hearing.

Vice Chair Devin moved to recommend to County Court the amendment of the Morrow County Zoning Ordinance Article 2 text with changes as discussed. Commissioner Carlson seconded the motion. Motion carried unanimously.

AZ-110-17 and AZM-111-17 Zoning Ordinance and Map Amendment. Morrow County, Proponent. This action is to update certain portions of the MCZO related to farm and forest resource zones, bringing them into compliance with Oregon Revised Statute (ORS) and Oregon Administrative Rule (OAR). This update will also allow the addition of ancillary uses related to agritourism and guest ranches in accordance with recently adopted policies of the Economic Element of the Comprehensive Plan. More specifically the Exclusive Farm Use and Forest Use Zones of the Zoning Ordinance are proposed for amendment reflecting ORS, OAR and other discretionary requirements. A map amendment is also being proposed to rezone the Small Farm (SF-40) use zone to Exclusive Farm Use to better represent the uses allowed. This amendment affects all areas of Morrow County currently zoned Exclusive Farm Use, Small Farm and Forest Use. Approval criteria for the amendment are found in the MCZO Article 8. This is the first of at least two public hearings with the final hearing before the Board of Commissioners.

Director McLane presented the staff report and described the request and the process to update the Farm and Forest Code as presented. She also distributed copies of 2 email comments from DLCD and Ruggs Ranch received prior to the public hearing.

Opened the testimony portion of the Public Hearing.

In favor: Written support from Keith Potter of Ruggs Ranch in favor of changes to the Zoning Ordinance that may support opportunities at Ruggs Ranch.

David Sykes, Willow Creek Valley Economic Development Group in favor of the proposal and the opportunities.

Director McLane requested the Commission allow a few minutes for the audience to ask questions about the proposal that may have concerns or neutral.

Rosemary Dirksen asked what the proposal means for taxes and/or property values. Director McLane offered a response explaining how the activities could change individual taxes and values depending on the opportunities that property owners take advantage of. The change in language alone does not affect taxes or values.

Gerry Arnson asked how the changes would affect smaller farms that sell their product from their house and Director McLane described the opportunities for agritourism within the proposed code language.

Earl Aylett commented about the potential for events that could be bothersome for neighboring farms that would not like the added activities.

Jody Marston commented that the zone change would not benefit their area and it would be more beneficial to change the area to Farm Residential. Director McLane indicated that Small Farm 40 Zoning is a resource zone and changing the area to residential designation would require the removal of lands from resource lands and this change will have no effect on that.

Becky Cannon asked why film making is considered agritourism and Director McLane explained

that the allowance for film making is a separate activity than agritourism.

Elizabeth Ashbeck commented about the new wind farm and Idaho Power transmission line and how those projects will be affected by the proposed ordinance changes and vice versa.

None in opposition.

Closed the public testimony portion of the hearing.

Director McLane took the Commission through each of the changes to the code. Commissioner Oliver requested that all of the references to the County Court be changed to Board of Commissioners in the final draft and identified some typos.

Commissioner Oliver made the motion to recommend approval of AZ-110-17 and AZM-111-17, with changes as indicated during discussion, to the Board of Commissioners with an emergency clause. Vice Chair Devin seconded. Motion carried unanimously.

Audience Participation:

None

Other Business:

- Director McLane provided Commissioners with a memo regarding milage reimbursement for Planning Commissioners that she provided to the Morrow County Board of Commissioners.
- City of lone rezone proposal and the request for Planning Commission participation, joint meeting planned for July 11, 2017 followed by a work session with the Board of Commissioners at the July 25, 2017 meeting.
- Several applications received for the June 27, 2017 meeting including the continuation of the Land Partition hearing, a new Land Partition application, a Subdivision application, and a proposed amendment to the Site Development Review Standards of the Morrow County Zoning Ordinance.

Adjournment:

Meeting was adjourned at 9:10 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, June 27, 2017 at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman, Oregon.

Respectfully Submitted,
Stephanie Loving