



## PLANNING DEPARTMENT

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**Minutes of the Public Hearing of the  
Morrow County Planning Commission  
Tuesday, July 25, 2017, 7:00 p.m.  
Bartholomew Building, Heppner, Oregon**

**Morrow County Planning Commissioners Present:** Chair Jeff Wenholz, Vice Chair Mifflin Devin, Ken Bailey, Clint Carlson, Kathy Neal, Sue Oliver, Wayne Seitz, Greg Sweek

**Members Excused:** Rod Taylor

**Morrow County Staff Present:** Carla McLane, Planning Director; Stephanie Loving, Planner I; Stephen Wrecsics, GIS Planning Technician; Kymberli Erevia, Outreach Coordinator; Justin Nelson, County Counsel

The Pledge of Allegiance was recited.

**Approval of Minutes:**

Commissioner Carlson moved to approve the Minutes of June 27, 2017. Commissioner Neal seconded. Motion carried.

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

**Conditional Use Permit CUP-N-326: Chris and Kathy Rauch, applicants and owners. The property is described as Tax Lot 3201 of Assessor's Map 1N 26E, and is located on Strawberry Lane 1/4 mile west of Bombing Range Road. Property is zoned Exclusive Farm Use. The request is to allow a home occupation to support distribution of beer and wine. Criteria for approval are found in the Morrow County Zoning Ordinance Article 6 Conditional Uses.**

GIS Planning Technician Stephen Wrecsics presented the staff report and described the request.

Opened the testimony portion of the Public Hearing.

In favor: Chris Rauch, 72967 Strawberry Lane, Lexington. In favor of the proposal.

Roberta Lutcher, 330 Church St. Heppner. Supports the proposal.

None neutral or in opposition.

Closed the public testimony portion of the hearing.

Commissioner Bailey moved to approve CUP-N-326. Vice Chair Devin seconded the motion. All in favor. Motion carried.

**Audience Participation:**

None

**Renewable Energy Policy Joint Work Session:**

After the public hearing, the Planning Commission and Morrow County Board of Commissioners held a joint work session to discuss the current policy and approach to renewable energy development. Director McLane gave a brief overview of the history of renewable energy in and around Morrow County and provided Commissioners with the new Exclusive Farm Use Zone effective August 1, 2017 and Columbia Valley American Viticultural Area (AVA) map.

Commissioners discussed the areas that are identified on the AVA map as high value farmland in relation to the opportunity for solar energy development and new legislation supportive of solar development. County Commissioner Lindsay identified the citizens' requests about having the public be involved in making decisions regarding renewable energy and economic development. Consideration was given to the process and how Morrow County would like to move forward as well as how to address some of the issues around renewable energy practices. To be considered for further discussion:

- noise standard and enforcement
- financial assurances and how to manage
- developer requirement for affected landowner community meeting prior to or early in application process
- residential setbacks to address noise
- visual protections
- required navigational lighting

There will be some discussion at the next Planning Commission meeting about the above items and next steps. Director McLane is also arranging a tour of an existing wind farm.

**Other Business:**

- Director McLane and Kymberli Erevia, Outreach Coordinator, presented the new Planning Department website.
- Waiting for Record of Decision from Boardman to Hemingway, will update when there is more information. We have received the revised preliminary Application for Site Certificate re-engaging the state permitting process.
- Wheatridge has a Site Certificate and Final Order; we cannot hold a public hearing however a Conditional Use Permit application is anticipated.
- The Recreational and Medical Marijuana Ordinance will need to be updated as additional license types were added in the 2017 legislature.
- City of Lone Urban Growth Boundary expansion and rezone proposal is scheduled in front of the Board of Commissioners on August 8, 2017. The Site Development Review public hearing in front of the Board of Commissioners is scheduled for August 16, 2017.
- Currently 3 applications received for the August 27, 2017 meeting including a couple of Conditional Use Permits and a Land Partition/Replat application.

**Adjournment:**

Meeting was adjourned at 9:21 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, August 29, 2017 at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman, Oregon.

Respectfully Submitted,  
Stephanie Loving