



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, January 22, 2019, 6:00 p.m.
Bartholomew Building, Heppner, Oregon**

Morrow County Planning Commissioners Present: Chair Jeff Wenholz, Stacie Ekstrom, Wayne Seitz, Greg Swëek

Members Excused: Vice Chair Mifflin Devin, Sue Oliver, Michelle Seeley, Rod Taylor, Brian Thompson

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

Renewable Energy Discussion: Kerrie Standlee provided a presentation and the Planning Commission and staff had a discussion about wind energy modeling and noise.

The Pledge of Allegiance was recited.

Election of Officers:

Election of Officers for the year was tabled to the hearing on February 26, 2019 due to the lack of quorum.

Approval of Minutes:

Minutes of December 4, 2018 were tabled to the hearing on February 26, 2019 due to the lack of quorum.

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

Replat R-S-051-19: William and Nancy Jepsen, applicants and owners. The property is described as tax lot 2801 of Assessor's Map 3S 24E. The property is zoned Exclusive Farm Use (EFU) and is located ten miles southwest of Heppner near the intersection of Bergstrom Lane and Liberty School Road. Request is to reconfigure parcel 3 of Partition Plat 2018-5. Criteria for approval includes the Morrow County Subdivision Ordinance Article 5 Land Partitioning.

GIS Planning Technician Stephen Wrecsics presented the staff report and described the request, indicating the change in the file number to end in 19.

Opened the testimony portion of the Public Hearing.

In favor: Bill Jepsen, applicant. This request would add property that he is purchasing from a neighbor in a way that pleases all involved parties.

None neutral or opposed.

Closed the public testimony portion of the hearing.

The hearing is continued for purposes of deliberation to February 26, 2019 at 7:00 p.m. at the Port of Morrow Riverfront Center.

Hardship Variance HV-N-033-19: Timothy and Keli Bither, applicant. The property is described as Tax Lot 402 of Assessor's Map 4N 25 18 and is zoned EFU outside the Boardman Urban Growth Boundary. Request is to approve the temporary use of a recreational vehicle as a hardship dwelling to allow care for an infirm relative. Criteria for approval include the Morrow County Zoning Ordinance Article 7 Section 7.300 Special Uses.

Planner Stephanie Case presented the staff report and described the request, indicating the change in the file number to end in 19.

Opened the testimony portion of the Public Hearing.

In favor: Tim Bither, applicant and owner. His father-in-law has health issues

James Baldock, 79000 Skoubo Road. The Bithers are great neighbors and they keep the property clean and the RV is a nice RV.

None neutral or opposed.

Closed the public testimony portion of the hearing.

The hearing is continued for purposes of deliberation to February 26, 2019 at 7:00 p.m. at the Port of Morrow Riverfront Center.

Audience Participation:

None

Other Business:

- One application has been received for the February hearing as well as the deliberations on the two continued actions from this hearing.
- Planning Director McLane distributed the 2019 Planning Commission meeting dates and copies of the January 9, 2019 Planning Updated provided to the Board of Commissioners.

Adjournment:

Meeting was adjourned at 8:18 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, February 26, 2019 at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman, Oregon.

Respectfully Submitted,
Stephanie Case