



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, February 26, 2019, 7:00 p.m.
Port of Morrow Riverfront Center, Boardman, Oregon**

Morrow County Planning Commissioners Present: Chair Jeff Wenzholz, Vice Chair Mifflin Devin, Stacie Ekstrom, Michelle Seeley, Wayne Seitz, Rod Taylor, Brian Thompson, Sue Oliver

Members Excused: Greg Sweek

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

The Pledge of Allegiance was recited.

Approval of Minutes:

Commissioner Devin moved to approve the Minutes of December 4, 2018 and January 22, 2019. Commissioner Taylor seconded. Motion carried.

Election of Officers:

Commissioner Thompson made a motion to elect the same slate of officers for 2019. Commissioner Taylor seconded. Motion carried.

Public Hearings:

Planning Commission Chair Wenzholz read the Planning Commission Hearing Procedures.

Continued from January 22, 2019, for deliberation only: **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.** Planning Director Carla McLane summarized the January Planning Commission meeting and presented the staff report and described the request.

Commissioner Seitz moved to approve R-S-051-19. Commissioner Taylor seconded the motion. All in favor. Motion Carried.

Continued from January 22, 2019, for deliberation only: **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.

Planning Director McLane presented the staff report and described the request.

Commissioner Taylor moved to approve HV-N-033-19. Commissioner Devin seconded the motion. All in favor. Motion Carried.

Comprehensive Plan Amendment AC-129-19: Corey Miller, applicant. Mark and Shannon Miller, and Keven Haguewood, owners. The property is described as tax lots 300 and 500 of Assessor's Map 1S 26. The property is zoned EFU and located along Cutsforth Road northeast of Lexington. Request is to add a locally significant aggregate site to the Morrow County Comprehensive Plan (MCCP) Inventory of Natural Resources - Aggregate and Mineral Resources. Criteria for approval is found in the MCCP Natural Resources Element and Review and Revision Process which incorporates the criteria found in the MCZO Article 8 Amendments. This is the first of at least two public hearings with the final hearing before the Board of Commissioners.

Planning Director Carla McLane presented the staff report and described the request.

Opened the testimony portion of the Public Hearing.

In favor: Chris Rouch.

None in neutral or in opposition.

Commissioner Taylor moved to recommend approval of AC-129-19 to the Morrow County Board of Commissioners. Commissioner Thompson seconded the motion. All in favor, Motion Carried.

Conditional Use Permit CUP-S-335-19: Corey Miller, applicant. Mark and Shannon Miller, and Keven Haguewood, owners. The property is described as tax lots 300 and 500 of Assessor's Map 1S 26. The property is zoned EFU and located along Cutsforth Road northeast of Lexington. Request is to allow by conditional use mining and processing of aggregate resources . Criteria for approval includes the MCZO Article 3 Section 3.010 EFU and Article 6 Conditional Uses.

Planning Director Carla McLane presented the staff report and described the request. Planning Commission members raised questions about water supplied during crushing operations. An additional Condition of Approval will be added and will state "All water necessary for the proposed operation shall be appropriated and legally available to the site."

Opened the testimony portion of the Public Hearing.

In favor: Kevin Haguewood. Mr. Haguewood requested that hours of operation be amended to allow 24 hours of operation during the rock crushing portion of this project. Planning Commission agreed to amend the hours of operations during periods of rock crushing. Condition of Approval #1 will be amended to read "Hours of operation for hauling will be limited to 7:00 a.m. to 5:00 p.m. daily. Crushing, that may operate 24 hours a day, would be limited to 30 day increments, not to exceed 90 days in a year."

None neutral or in opposition.

Commissioner Taylor moved to approve CUP-S-335-19 with the proposed amendments. Commissioner Devin seconded the motion. All in favor. Motion Carried.

Audience Participation:

None

Other Business:

- One application has been received for the March hearing.
- Bylaws review.
- Commissioner Oliver addressed her concerns and frustrations to the Planning Commission about processes and recent Planning Commission approvals. Commissioner Oliver departed the meeting indicating she did not feel that her concerns were or would be addressed.
- Planning Director Update.
- Future Training Topics.

Adjournment:

Meeting was adjourned at 9:00 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, March 26, 2019 at 7:00 p.m. at the Bartholomew Building in Heppner, Oregon.

Respectfully Submitted,
Stephen Wrecsics