



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, March 26, 2019, 7:00 p.m.
Bartholomew Building, Heppner, Oregon**

Morrow County Planning Commissioners Present: Chair Jeff Wenzholz, Stacie Ekstrom, Greg Sweek, Rod Taylor, Brian Thompson

Members Excused: Vice Chair Mifflin Devin, Michelle Seeley, Wayne Seitz

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

The Pledge of Allegiance was recited.

Approval of Minutes:

Commissioner Taylor moved to approve the Minutes of February 26, 2019. Commissioner Ekstrom seconded. Motion carried.

Public Hearings:

Planning Commission Chair Wenzholz read the Planning Commission Hearing Procedures.

Hardship Variance HV-N-034-19: Terry Travis, applicant and Thomas Turner, owner. The property is described as Tax Lot 701 of Assessor's Map 5N 26 23A and is zoned Rural Residential outside the Irrigon 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 provided written comments received from Department of Environmental Quality about ground water and requirements for approval of an onsite sewage disposal system.

Opened the testimony portion of the Public Hearing.

None in favor or opposition.

Neutral: Written comment from Connie Schrandt, Oregon Department of Environmental Quality (DEQ), explaining that the applicant would need to obtain approval from DEQ to use an existing septic system.

Written comment from Charles Kennedy, Oregon Department of Environmental Quality (DEQ), explaining that the proposal has no material impact on the Lower Umatilla Basin Groundwater Management Area (LUBGWMA) however it is always recommended that private drinking water wells be tested for nitrates.

Commissioner Thompson moved to approve HV-N-034-19. Commissioner Taylor seconded the motion. All in favor. Motion Carried.

Audience Participation:

None

Other Business:

- Director McLane provided the updated renewable energy memorandum that captures the topics and discussions over the past several Planning Commission meetings. The Commission agreed that staff should pursue considering standards for renewable energy development projects.
- Commissioner Sweek made a motion to recommend amending the Planning Commission Bylaws to be presented to the Morrow County Board of Commissioners for consideration. Commissioner Taylor seconded. All in favor.
- One application has been received for the April hearing.

Adjournment:

Meeting was adjourned at 8:25 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, April 30, 2019 at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman, Oregon.

Respectfully Submitted,
Stephanie Case