



## PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the  
Morrow County Planning Commission  
Tuesday, July 30, 2019, 7:00 p.m.  
Bartholomew Building, Heppner, Oregon**

**Morrow County Planning Commissioners Present:** Chair Jeff Wenzholz, Vice Chair Mifflin Devin, Stacie Ekstrom, Wayne Seitz, Greg Sweek, Brian Thompson

**Members Excused:** Rod Taylor.

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

The Pledge of Allegiance was recited.

**Approval of Minutes:**

Commissioner Devin moved to approve the Minutes of June 25, 2019. Commissioner Ekstrom Seconded. Motion Carried.

Planning Commission Chair Wenzholz read the Planning Commission Hearing Procedures.

**Land Partition LP-N-475-19: Randy Baker applicant, and Mildred M. Baker owner. The property is described as tax lot 200 of Assessor's Map 4N 25E 21. The property is zoned Suburban Residential (SR) and is located on Kunze Lane, approximately one mile east of the intersection of Kunze Lane and Paul Smith Road. Request is to create three parcels via Land Partition. Criteria for approval includes the Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.**

Planning Technician Stephen Wrechsics presented the staff report and described the request. Amendments were proposed to the findings to reflect subject parcel is not currently serviced by an access easement and incorporate WEID and Umatilla County Public Health comments.

Opened the testimony portion of the Public Hearing.

In favor: Randy Baker. Applicant would like to remove the request for Proposed Parcel 2 and consolidate Proposed Parcel 2 and 3 into a reconfigured Proposed Parcel 2. The amended Proposed Parcel 2 would be approximately 27-acres in size.

Neutral: Written comment received from Bev Bridgewater, West Extension Irrigation District (WEID), requesting that the proposed access easement end at Proposed Parcel 2 and not connect to any existing WEID easements. Email comment was also received from Umatilla County Public Health expressing their request that all proposed property lines do not transect any existing septic systems.

Opposed: None

Closed the public testimony portion of the hearing.

Commissioner Sweek moved to approve LP N-475-19 with following amendments; amend Condition of Approval #2 changing "parcels" to parcel, striking "and 3"; Strike Condition of Approval #4 in its entirety; Strike Subsequent Conditions of Approval and renumber as Condition of Approval #4 adding "for proposed parcel 1 and 2". Commissioner Devin seconded the motion. All in favor. Motion Carried.

**Buildable Lands Inventory (BLI) and Housing Needs Analysis (HNA) Work Session:**

Director McLane opened the discussion around BLI Memorandum. The Memorandum summarized the BLI and HNA, provided study findings, and outlined Housing Strategies going forward. Planning Commission, staff, and Board of Commissioners discussion on current issues and strategies moving forward. Commissioner Sweek made a motion to forward the Housing Strategies Report to the Board of Commissioners with a "do adopt" recommendation. Commissioner Seitz seconded the motion. All in favor. Motion Carried.

**Audience Participation:**

None

**Other Business:**

Updated Planning Commission photo was taken for the Planning Commission section of the Morrow County Website. Planning Director provided a written Planning Update dated July 5, 2019. The update covered the status of the following projects: Buildable Lands Inventory and Housing Analysis; Community Wildfire Protection Plan; conclusion of the Oregon Department of Geology and Mineral Industries' LiDAR collection project; Code Enforcement; Green Energy Corridor; Navy Executive Summary Memorandum.

**Adjournment:**

Meeting was adjourned at 9:03 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, August 27, 2019 at 7:00 p.m. at the Port of Morrow Riverfront Center, Boardman Oregon.

Respectfully Submitted,  
Stephen Wrecsics