



# PLANNING DEPARTMENT

PO Box 40 • 205 Third Street NE  
Irrigon, Oregon 97844  
(541) 922-4624

## AGENDA

**Morrow County Planning Commission**  
**Tuesday, October 29, 2019, 7:00 pm**  
**Port of Morrow Riverfront Center**  
**Boardman, Oregon**

### Members of Commission

Jeff Wenholz, Chair  
Stacie Eckstrom  
Greg Sweek

Mifflin Devin, Vice Chair  
Wayne Seitz  
Rod Taylor

Stanley Anderson  
Karl Smith  
Brian Thompson

### Members of Staff

Carla McLane, Planning Director  
Stephen Wrecsics, GIS Planning Tech

Stephanie Case, Planner I  
Justin Nelson, County Counsel

1. Call to Order
2. Roll Call
3. Pledge of Allegiance: "I pledge allegiance to the flag of the United States of America and to the republic for which it stands: one nation under God, indivisible with liberty and justice for all."
4. Minutes: September 24, 2019
5. Public Hearings to begin at 7:00 pm (COMMISSION ACTION REQUIRED):

**Land Partition LP-N-477-19: dk Engineering, applicant, North Lex Power and Land, LLC, owner.** The property is described as tax lot 3200 of Assessor's Map 1N 26E. The property is zoned Exclusive Farm Use and is located west of the intersection of Strawberry Lane and Bombing Range Road. Request is to partition an approximately five-acre parcel for the siting of an electrical substation. Criteria for approval includes the Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.010 Exclusive Farm Use (EFU) and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

**Land Partition LP-N-476-19 and Replat R-N-054-19: Kaizen Holdings, LLC, applicant and owner.** The property is described as tax lots 200 and 400 of Assessor's Map 4N 26 08; tax lot 100 of 4N 26 09; tax lot 101 of 4N 26 04; and tax lot 101 of 4N 26 05. The property is zoned EFU and located 4 miles SW of Irrigon on Paterson Ferry Road. Request is to partition an approximate 1220-acre parcel to create three parcels. Criteria for approval includes the MCZO Article 3 Section 3.010 EFU and MCSO Article 5 Land Partitioning.

**Comprehensive Plan and Zoning Amendments AC-130-19, ACM-131-19, and AZM-132-19: Port of Morrow, applicant, and Kaizen Holdings, LLC, owner.** The two subject properties are described as tax lot 100 of Assessor's Map 4N 26E 9 and tax lot 1700 of Assessor's Map 4N 25E (24). The request is to rezone approximately 89.6 acres of land located on Paterson Ferry Road, taking exceptions to Statewide Planning Goals 3, 11, and 14 to convert agricultural land to urban industrial land; and to change the zoning of the subject property from EFU to Port Industrial (PI). The request is to also rezone approximately 89.6 acres of land located on Bombing Range Road to convert rural industrial land to agricultural land; and to change the zoning of the subject property from General Industrial (MG) to EFU. Criteria for approval includes MCZO Article 8 Amendments and the Morrow County Comprehensive Plan Review and Revision Process. This is the first of at least two public hearings with the final hearing before the Board of Commissioners.

6. Public Comment

7. Other Business:

- Planning Director Update
- Ex parte contact, Conflict of Interest and Bias refresher - Justin Nelson (tentative)
- Acronyms
- Next Planning Steps

8. Adjourn

**Next Meeting**

December 10, 2019 at 7:00 p.m.

Bartholomew Building

Heppner, Oregon

*This is a public meeting of the Morrow County Planning Commission, and may be attended by a quorum of the Morrow County Board of Commissioners. Interested members of the public are invited to attend. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours before the meeting to Carla McLane at (541) 922-4624, or by email at cmclane@co.morrow.or.us.*