



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, October 29, 2019, 7:00 p.m.
Port of Morrow Riverfront Center, Boardman, Oregon**

Morrow County Planning Commissioners Present: Vice Chair Mifflin Devin, Stanley Anderson, Stacie Ekstrom, Rod Taylor, Brian Thompson, Karl Smith, Wayne Seitz

Members Excused: Chair Jeff Wenholz, Greg Sweek

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

The Pledge of Allegiance was recited.

Approval of Minutes:

Commissioner Taylor moved to approve the Minutes of September 24, 2019. Commissioner Thompson Seconded. Motion Carried.

Planning Commission Vice Chair Devin read the Planning Commission Hearing Procedures.

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.

GIS Planning Technician Stephen Wrecsics presented the staff report and described the request.

Opened the testimony portion of the Public Hearing.

None in favor, neutral, or opposed.

Closed the public testimony portion of the hearing.

Commissioner Taylor moved to approve LP-N-477-19. Commissioner Smith seconded the motion. All in favor. Motion Carried.

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. Planner Stephanie Case presented the staff report and described the request.

Opened the testimony portion of the Public Hearing.

In favor: Vern Frederickson, applicant and owner, in favor of the action and stated that West Extension Irrigation District submitted a letter requesting that the comment period be left open simply because the West Extension Irrigation Manager was not there to comment.

Ron McKinnis, on behalf of the applicant, it's in the applicant's best interest to close the public hearing and leave the comment period open for deliberation at the December 10, 2019 hearing.

Neutral: West Extension Irrigation District, via written request, has requested that the comment period be extended for seven days. A copy of the submitted letter was distributed to the Commissioners.

Opposed: None.

Closed the public testimony portion of the hearing.

Commissioner Smith moved to hold the record open for 7 days at the request of West Extension Irrigation District. Commissioner Smith withdrew the motion. Commissioner Taylor made a motion to grant West Extension the ability to comment through close of business on November 5th then allow the applicant to submit any rebuttal testimony through close of business on November 12th. Since the period is closed, it will continue to December 10th for deliberation of the decision based on the current record and any new testimony submitted during that two week period. Commissioner Ekstrom seconded. All in favor. Motion Carried.

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.

Vice Chair Devin declared that he is an employee of the Port of Morrow, however his participation and deliberation in the action has no direct or indirect impact on his employment

nor would he benefit from the decision. Director Carla McLane presented the staff report and described the request as well as provided written comments received from Morrow County Public Works clarifying the Conditions of Approval.

Opened the testimony portion of the Public Hearing.

In favor: JR Cook, representing the applicant, in agreement with the staff report and recommendations of the Planning Department. Commissioner Seitz requested information regarding the soil types which was submitted as part of the application, which the soils between the two locations are both Quincy Loamy Fine Sand. Staff stated that the soils map will be attached to the Final Findings.

Ron McKinnis, 79980 Prindle Loop Road, Hermiston, Oregon, states that the reservation of the ability to retain the zoning was in the sales agreement much like the ability to retain water rights.

Ryan Neal, POM, this is key to moving infrastructure from existing facilities at East Beach to the future developments at the Umatilla Army Depot upon transfer. This is planning for the future as there is rapid growth happening in industry in the area.

None neutral or opposed.

Closed the public testimony portion of the hearing.

Commissioner Taylor moved to recommend that goals 3, 11 and 14 exceptions be approved and that the Comprehensive Plan change on the Bombing Range Road property from Industrial to Agricultural and that the Zoning Designation change from General Industrial to Exclusive Farm Use. The Comprehensive Plan designation change on the Paterson Ferry Road property from Agricultural to Industrial and that the Zoning Designation change from Exclusive Farm Use to Port Industrial with changes to the Conditions of Approval 1 and 2 prior to development and Conditions of Approval 3 and 4 prior to occupancy. Commissioner Ekstrom seconded the motion. All in favor. Motion Carried.

Audience Participation:

None

Other Business:

- Director McLane provided a department update including the adoption of the Laurel Road name change, an update to the Code Enforcement Task Force, Energy Development activities, POM IAMP and the DLCD Small Jurisdiction Grant.
- Justin Nelson provided a presentation and information about conflicts of interest, ex-parte communications, and public records.
- Staff provided Planning Commissioners and interested audience members a list of land use planning acronyms used in Morrow County for informational purposes.
- 3 Planning Commission members are up for re-appointment at the end of 2019, a letter will be sent out soon regarding the term expirations and recruitment will begin in the next couple of weeks.
- Planning Director Carla McLane has submitted her resignation with Morrow County, with

- a specific end date not yet set.
The 2020 Planning Commission hearings schedule will come back in December as a draft for Planning Commission approval.

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, December 10, 2019 at 7:00 p.m. at the Bartholomew Building in Heppner, Oregon.

Respectfully Submitted,
Stephanie Case