



PLANNING DEPARTMENT

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

**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, December 10, 7:00 p.m.
Bartholomew Building, Heppner, Oregon**

Morrow County Planning Commissioners Present: Chair Jeff Wenholz, Stanley Anderson, Stacie Ekstrom, Wayne Seitz, Greg Sweek

Members Excused: Vice Chair Mifflin Devin, Rod Taylor, Karl Smith

Member Absent: Brian Thompson

Morrow County Staff Present: Stephanie Case, Planner 1/Interim Planning Director; Stephen Wrecsics, GIS Planning Technician; Justin Nelson, County Counsel; Dianna Strong, Office Assistant.

The Pledge of Allegiance was recited.

Approval of Minutes:

Commissioner Sweek noticed an unfinished sentence in the minutes. It should have read, under the public testimony portion for LP-N-476-19 and R-N-054-19, "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.**"

Commissioner Ekstrom moved to approve the Minutes of October 29, 2019, with the above-mentioned correction. Commissioner Sweek seconded. All agreed. Motion Carried.

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

Continued from October 29, 2019, for deliberation only: **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 Exclusive Farm Use (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. This is the second of two hearings; however public testimony has been closed.

Interim Planning Director Stephanie Case presented the reason for the continuation: so that time be allowed for the West Extension Director to be informed. No testimony is allowed. No further comment was provided by the West Extension Irrigation District during the open record period. Commissioner Seitz moved to approve LP-N-476-19 and R-N-054-19; Commissioner Ekstrom Seconded. All in favor. Motion Carried.

Land Partition LP-N-478-19: Brittani Lawrence applicant and owner. The property is described as tax lot 2100 of Assessor's Map 5N 26E 24. The property is zoned Suburban Residential (SR) and is located at the intersection of Columbia Lane and Pine Road. Request is to create two parcels via Partition. Criteria for approval includes the Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning

GIS Planning Technician Stephen Wrecsics presented the staff report and described the request. After reviewing the Preliminary Findings of Fact, he provided copies of the two written comments that were submitted from Umatilla County Public Health and West Extension Irrigation District.

Opened the public testimony portion of the Public Hearing. None in favor. None opposed. Neutral comments included:

- Site suitability will need to be obtained from Umatilla County Public Health.
- Property is located in the Lower Umatilla Basin Ground Water Management Area.
- Applicant will need to comply with any recommendations from the office of the County Watermaster.
- West Extension Irrigation District has concerns regarding easements.

Closed the public testimony portion of the hearing.

Commissioner Sweek made a motion that to approve LP-N-478-19. Commissioner Sweitz seconded. All in favor. Motion Carried.

Conditional Use Permit CUP-N-338-19: Swaggart Brothers, Inc. applicant and Lina Christensen owner. The property is described as Tax Lot 800 of Assessor's Map 2N 26E. The Property is zoned EFU and is located on Alpine Lane, approximately 2-miles east of the intersection of Alpine Lane and Bombing Range Road. To approve a temporary concrete batch facility to produce ready-mix concrete. Criteria for approval are found in the MCZO Article 3 Section 3.010 EFU and Article 6 Conditional Uses.

GIS Planning Technician Stephen Wrecsics presented the staff report and described the request. An e-mail was distributed with concerns from Greg M. Silbernagel, Oregon Water Resources Department, relating to a well noted as MORR 544 and lack of acknowledgement of this well.

Opened the public testimony portion of the Public Hearing.

Closed the public testimony portion of the hearing.

Counsel Justin Nelson suggested there should be an "attachment of condition" to the CUP, stating rules regarding the well site such as declaring the source of water for the project.

Interim Director Case recommended wording such as, "Applicant is required to comply with all rules and regulations of the Oregon Water Resources Department, regarding the licensed commercial source and notification of changes. Applicant should be required to acknowledge the presence of the well. If a new water resource is located, applicant shall protect the well. There is no ability to be able to pull water from the well."

Following discussion, Counsel Justin Nelson crafted the following proposed condition: Recommended addition, p. 7, section 7, add Condition #5, as follows, "Applicant is required to comply with all rules, regulations, and requirements of the Oregon Water Resources Department in regards to this project. This includes but is not limited to the following: if licensed commercial source for the water supply changes from the Port of Morrow's municipal water supply, applicant shall notify the Oregon Water Resources Department of the new water source. Records indicate that a well, MORR 544, is located in the construction zone. Applicants shall protect the well from construction damage and construction traffic."

Commissioner Sweek made a motion that to approve CUP-N-338-19, with the addition of Condition #5. Commissioner Seitz seconded. All in favor. Motion Carried

Conditional Use Permit CUP-N-339-19: Cesar Andrade applicant, Victor and Susana Nunez owners. The property is described as tax lot 1600 of Assessor's Map 5N 26 36BC. The property is zoned Rural Residential (RR) and located southwest of Irrigon on the south corner of Wagon Wheel Loop. Request is to allow by conditional use a home occupation. Criteria for approval is found in the MCZO Article 3 Section 3.040 RR Zone and Article 6 Conditional Uses.

Stephanie Case presented the staff report, giving credit to Shambra Cooper, Outreach Coordinator, for her involvement in dealing with the property in code enforcement. The applicant chose to deal with the code enforcement by applying for a home occupation permit.

Opened the testimony portion of the Public Hearing, without comment.

Closed the public testimony portion of the hearing.

Commissioner Seitz made a motion to approve CUP-N-339-19, with conditions of approval. Commissioner Sweek seconded. All in favor. Motion Carried

Public Comment – none present.

Other Business:

Comprehensive Plan Binders:

As time has not allowed for the update of these binders, Interim Director Stephanie Case asked which of the following options the Commissioners would prefer:

- For us to continue to store the binders, and use the information available online at the Morrow County website; or
- Would the Commissioners prefer to have the binders distributed again?

Planning Commissioners agreed to allow the Planning Department to store the binders, making them available to any who want one.

Approval of 2020 Meeting Dates:

The 2020 Planning Commission meeting dates were presented as planned for the calendar. Commissioner Ekstrom moved to accept the meeting dates as presented; Commissioner Seitz seconded the motion. All in favor. Motion Carried.

Energy Maps:

Technological difficulty did not allow for GIS Planning Technician Stephen Wrecsics to present Energy Maps. This will be presented at the next Planning Commission, January 21, 2020, in Boardman.

Planning Update:

Interim Planning Director Stephanie Case presented the Planning Update, explaining the current staffing in the Planning office. The workload has not slowed as we enter the winter season.

Commissioner Sweek asked about the future of the Planning Department, with the current search for a Community Development Director. Stephanie Case shared that the Board of Commissioners last week approved the position of "Planning Manager," who will work directly under the Community Development Director. The Community Development Director will oversee Planning, Special Transportation, and Fair.

Adjournment: Meeting was adjourned at 7:44 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is tentatively scheduled for Tuesday, January 21, 2020 at 7:00 p.m. at the Port of Morrow, Riverfront Center, in Boardman, Oregon.

Respectfully Submitted,
Dianna Strong
Office Assistant