



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, March 31, 2020, 7:00 p.m.
Bartholomew Building, Heppner Oregon
(Also video conferenced via Zoom)**

Morrow County Planning Commissioners Present: Chair Jeff Wenholz, Vice Chair Mifflin Devin, Stanley Anderson, Stacie Ekstrom, Wayne Seitz, Greg Sweek, Rod Taylor, and Brian Thompson

Morrow County Planning Commissioners Excused: Karl Smith

Morrow County Staff Present: Stephanie Case, Planner I/Interim Planning Director; Stephen Wrecsics, GIS Planning Technician; Justin Nelson, County Counsel; Gregg Zody, Community Development Director, and Dianna Strong, Office Assistant.

The Pledge of Allegiance was recited.

Approval of Minutes:

Commissioner Devin moved to approve the Minutes of February 25, 2020. Commissioner Taylor seconded; and the motion carried.

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

Land Partition LP-N-481-20: Daniel and Sarah Kerns, applicants and owners. The property is described as tax lot 201 of Assessor's Map 4N 25 22AB. The property is zoned Farm Residential (FR) and located on Miller Road near the canal. Request is to partition a 5-acre parcel to create 2 parcels. Criteria for approval includes the Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.040 Rural Residential Zone and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Interim Planning Director Stephanie Case presented the request.

Comments received were as follows:

1. Morrow County Surveyor, Stephen Haddock, questioned if a road naming would be necessary.
2. West Extension Irrigation District, regarding a Canal Road Use Agreement that allows them to use the canal ditch rider road. This requires an assignment of agreement for the Kerns, and they are willing to do that.
3. Phone and E-Mail requests came from Wendie Kellington, representing Southport Farms, for the preliminary findings of fact. There followed a testimony letter, stating the proximity of the areas being farmed by Windy River, and requesting a waiver of rights to be signed by the applicants. This agreement would prohibit the owners or occupants from filing complaints concerning accepted farming practices.

4. Ms. Kellington also submitted a testimony letter from Southport Farms, requesting that a precedent condition be imposed, asking for the applicant to sign a waiver of rights to sue for or object to accepting farming practices.
5. Proposed covenant, prepared by Wendie Kellington on behalf of Windy River.
6. Byron Morris, Umatilla County Public Health. If there is a desire to pursue an onsite septic system, a site evaluation must be conducted.

Opened the testimony portion of the Public Hearing.

Sarah Kerns, applicant, testified in favor. She shared they would be willing to sign the waiver requested by Windy River Farms, but do not think it needs to be a condition of approval – unless the Commission decides it to be necessary.

No one spoke in opposition. Written opposition was presented in earlier comments.

Closed the public testimony portion of the hearing.

Commissioner Taylor made the motion to approve LP-N-481-20 and R-N-056-20.

Commissioner Sweek seconded. Discussion followed:

- Commissioner Thompson questioned if we need to make it a condition or not, for the applicant to first sign the waiver as presented by Southport Farms.
- Wayne Seitz questioned the same.

The vote was taken by roll call, as follows: Commissioners Devin, Anderson, Ekstrom, Sweek and Taylor voted in favor. Commissioners Seitz and Thompson were opposed. The motion passed.

Conditional Use Permit CUP-S-342-20: Blattner Energy applicant and Mark Miller, owner.

The property is described as Tax Lot 500 of Assessor's Map 1S 26. The property is located 7 miles northeast of Lexington and is zoned Exclusive Farm Use (EFU). Request is to approve a temporary concrete batch plant. Criteria for approval include MCZO Article 3 Section 3.010(C)(14) and Article 6 Conditional Uses.

GIS Technician Stephen Wrecsics presented the request. There was a correction made on page two, which will be changed in the final findings: in section A.2.the site is not located in a laydown or staging area for Wheatridge.

Opened the testimony portion of the Public Hearing. Robert Hulbert, Blattner Energy, spoke in favor.

No one spoke in opposition.

Closed the public testimony portion of the hearing.

Commissioner Sweek made the motion to approve CUP-S-342-20, with the corrections Mr. Wrecsics mentioned on page two. Commissioner Thompson seconded. All voted in favor by a roll call vote. Motion carried.

Public Comment: Commissioner Seitz asked about camping/RV use from these types of operations, with the need for temporary housing. County Counsel Justin Nelson commented that the Board of Commissioners have been addressing this issue. Interim Director Case and County Administrator Darrell Green will be talking about this further later in the week.

Commissioner Sweek asked if our new Community Development Director has arrived. Gregg Zody started on the job yesterday, and was in attendance at this meeting in the Bartholomew Building. Mr. Zody agreed with Ms. Case, about working toward a solution to the RV use question. He has spoken with Board of Commissioners Chair Melissa Lindsay and Administrator Darrell Green. This continues to be a work in progress.

Meeting was adjourned at 7:42 pm.

The next meeting of the Morrow County Planning Commission to hear regular business is tentatively scheduled for Tuesday, April 28, 2020 at 7:00 p.m. at the Bartholomew Building in Heppner, Oregon.

Respectfully Submitted,
Dianna Strong