



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, April 28, 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; Justin Nelson, County Counsel; Gregg Zody, Community Development Director, and Dianna Strong, Office Assistant.

The Pledge of Allegiance was recited.

Approval of Minutes:

Commissioner Taylor moved to approve the Minutes of March 31, 2020. Commissioner Sweek seconded; and the motion carried.

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

Land Partition LP-N-480-20: Chris and Jody Marston, applicants and owners. The property is described as tax lot 1300 of Assessor's Map 4N 25 15. The property is zoned Farm Residential (FR-2) and located South of Wilson Lane and East of Miller Road. Request is to partition an approximate 38-acre parcel to create 3 parcels. Criteria for approval includes the Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.041 Farm Residential Zone and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Interim Planning Director Stephanie Case presented the request and described the vicinity map of the desired land partition.

No comments were received from agencies or nearby landowners.

Opened the testimony portion of the Public Hearing.

In favor: Jody Marston, applicant.

None in opposition.

Neutral: Jeff Sak, landowner directly south of the Marston property, questioned why two parcels are suitable for development. Does this mean one parcel is not suitable for development?

County Counsel Justin Nelson explained that the proposed separate parcels are suitable for development because the "parent parcel" is already developed for a single residence. By allowing the land partition, there would be the possibility of three residences on the property that currently has one. Once this was explained, Mr. Sak stated that he is in favor of Mrs. Marston's desired partition.

Closed the public testimony portion of the hearing.

Commissioner Devin made the motion to approve LP-N-480-20. Commissioner Ekstrom seconded.

The vote was taken by roll call, with all Commissioners in attendance voting in favor. The motion carried.

Public Comment:

Meeting was adjourned at 7:20 pm.

The next meeting of the Morrow County Planning Commission to hear regular business is tentatively scheduled for Tuesday, May 26, 2020 at 7:00 p.m. at the Bartholomew Building in Heppner, Oregon.

Respectfully Submitted,
Dianna Strong