



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, June 30, 2020, 7:00 p.m.
Bartholomew Building, Heppner Oregon
(Also video conferenced via Zoom)**

Morrow County Planning Commissioners Present: Chair Jeff Wenzholz, Vice Chair Mifflin Devin, Stacie Ekstrom, Karl Smith, Rod Taylor, and Brian Thompson.

Morrow County Planning Commissioners Absent: Stanley Anderson, Wayne Seitz, and Greg Sweek.

Morrow County Staff Present: Stephanie Case, Planner II/Interim Planning Director; Stephen Wreccics, 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 Taylor moved to approve the Minutes of May 26, 2020. Commissioner Devin seconded; and the motion carried.

Planning Commission Chair Wenzholz read the Planning Commission Hearing Procedures.

Land Partition LP-S-483-20: Jeff and Melissa Cutsforth, applicant and owner. The property is described as tax lot 2000 of Assessor's Map 1S 25E. The property is zoned Exclusive Farm Use (EFU) and located two miles NW of Lexington along Highway 74. Request is to partition an approximate 3869-acre parcel into three parcels. 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 Wreccics presented the request. He started the explanation with two corrections: in the staff report the date of the public notice was misstated as June 19, and was corrected to June 9; this Land Partition was originally denoted as LP-N-483-20, and was corrected to LP-S-483-20.

No comments were received from agencies or nearby landowners.

Opened the testimony portion of the Public Hearing.

In favor: None

In opposition: None

None neutral.

Closed the public testimony portion of the hearing.

Commissioner Devin made the motion to approve **LP-S-483-20**. Commissioner Taylor seconded.

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

Variance V-N-039-20: Cinthia Cuevas Roman, owner and Francisco Mendoza, applicant. The property is described as tax lot 208 of Assessor's Map 5N 26E 35C. The property is zoned Rural Residential (RR) and located on Cain Lane in Irrigon. Request is for a variance on age requirement to install a 1998 triple wide manufactured home. Criteria for approval include the MCZO Article 7 Section 7.200 Variances and MCZO Article 4 Section 4.110 Minimum Standards for a Manufactured Home.

Interim Planning Director Stephanie Case presented the request.

One comment was received from Umatilla County Public Health:

Byron Morris stated, "the applicant would need to do a site evaluation to place a manufactured home on an undeveloped lot." This has been addressed by approval criteria already in the preliminary findings of fact.

Opened the testimony portion of the Public Hearing.

In favor: None

In opposition: None

None neutral.

Closed the public testimony portion of the hearing.

Commissioner Taylor made the motion to approve **V-N-039-20**. Commissioner Devin seconded.

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

Public Comment:

The next meeting of the Morrow County Planning Commission is scheduled for Tuesday, July 28, 2020 at 7:00 pm. The location is yet to be determined. This will be a work session regarding the ten-acre zoning creation in the Zoning Ordinance.

Meeting was adjourned at 7:20 pm.

Respectfully Submitted,
Dianna Strong