



PLANNING DEPARTMENT

P. O. Box 40 • Irrigon, Oregon 97844
(541) 922-4624 or (541) 676-9061 x 5503
FAX: (541) 922-3472

**Minutes of the Public Hearing of the
Morrow County Planning Commission
Ione City Council
Tuesday, July 11, 2017, 6:30 p.m.
American Legion Hall, Ione, Oregon**

Morrow County Planning Commissioners Present: Chair Jeff Wenholz, Vice Chair Mifflin Devin, Clint Carlson, Kathy Neal, Greg Sweek

Members Excused: Ken Bailey, Sue Oliver, Wayne Seitz, Rod Taylor (present as Ione Mayor)

Morrow County Staff Present: Carla McLane, Planning Director; Stephanie Loving, Planner I; Justin Nelson, County Counsel

Ione City Council Members Present: Rod Taylor, Mayor; Beverly Benson; Jim Holtz; Taranna Patton; Dan Peterson; Brian Spivey

Ione City Staff Present: Kim Carter, Recorder

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

Morrow County File Numbers: AC-114-17, ACM-115-17, and AZM-116-17 Urban Growth Boundary (UGB) Expansion, zoning of the expanded UGB Rural Light Industrial (RLI), rezoning a portion of the current UGB RLI, and amending the affected Comprehensive and Zoning Maps to reflect the expanded UGB and the RULI zoning. City of Ione File Number 2017-5. City of Ione, Applicant. The proposal is to expand the Ione UGB by almost 10 acres and to zone and rezone just over 18 acres of current and expanded UGB. The area affected by this action is west of the Ione city limits and south of Highway 74. The applicable criteria is the Morrow County Zoning Ordinance Article 8 and the Comprehensive Plan Review and Revision Chapter as well as the City of Ione Zoning Ordinance Amendments and Comprehensive Plan. This is the first of at least two public hearings with the final hearing before the Morrow County Board of Commissioners and Ione City Council.

Director McLane presented the staff reports and described the proposals in detail. A minor grammatical change was noted for amendment in the Morrow County findings.

Opened the testimony portion of the Public Hearing.

In favor: Linda La Rue, Ione resident, believes this action will be a "win-win" situation.

Neutral: Gary Walls, neighbor. Had a question about ownership of a couple of adjoining properties. Has concerns about Morrow County Grain Growers project and asked about time limits to complete their project. He has no interest at all of being included in the expansion as he does not want to be annexed into the city.

None in opposition.

Closed the public testimony portion of the hearing.

Commissioner Carlson made a motion to amend the proposed language in the Urbanization Element of the Morrow County Comprehensive Plan. Commissioner Neal seconded the motion. All in favor. Motion carried.

Commissioner Sweek moved to recommend approval of AC-114-17, ACM-115-17, and AZM-116-17 to Morrow County Board of Commissioners as amended. Vice Chair Devin seconded the motion. All in favor. Motion carried.

lone City Councilor Benson moved to continue the lone public hearing to August 8, 2017. Councilor Peterson seconded the motion. All in favor. Motion carried.

Councilor Peterson moved to support the Morrow County Planning Commission recommendations to the County Board of Commissioners to expand the urban growth boundary, amend the Morrow County Comprehensive Plan designation of Industrial and to apply the Rural Light Industrial use zone. The lone City Council also moved to support the rezoning of the current urban growth boundary south of Highway 74 and west of the city limits, changing the current Comprehensive Plan designation from Residential to Industrial and changing the current Zoning from Suburban Residential to Rural Light Industrial.

Audience Participation:

None

Adjournment:

Meeting was adjourned at 7:29 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, July 25, 2017 at 7:00 p.m. at the Bartholomew Building in Heppner, Oregon.

Respectfully Submitted,
Stephanie Loving