



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, July 28, 2020, 7:00 p.m.
City Hall, Irrigon Oregon
(Also video conferenced via Zoom)**

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

Morrow County Planning Commissioners Absent: Stacie Ekstrom, Karl Smith, and Brian Thompson

Morrow County Staff Present: Stephanie Case, Planner II/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:

Vice-Chair Devin moved to approve the Minutes of June 30, 2020; Commissioner Anderson seconded; and the motion carried.

Work Session:

Chair Wenholz turned the work session over to Gregg Zody. Mr. Zody explained that the Board of Commissioners directed staff in recent months to put together a draft for creating Rural Residential 10, similar to Umatilla County's zone of the same name, put together by their Board in 2004. After review of Umatilla County's zone, Mr. Zody decided to instead use Morrow County's Rural Residential 1 zoning as it already contains uses allowed and conditional uses that are appropriate to Morrow County. The resulting rough draft is simply a beginning for the Commissioners to work with in creating RR-10. This is basically a zone to provide a buffer around the Cities and Town and the Urban Growth Boundary.

Mr. Zody emphasized that any zone changes based on newly created zones would not be implemented by the County. Rather, it will be up to individual property owners if they want to apply for the rezone when/if it becomes available.

Stephanie Case gave an overview of the history of what used to be zoned "Small Farm 40," and is now EFU (Exclusive Farm Use).

Justin Nelson asked staff to explain how this new potential zoning, RR-10, would benefit the public. Stephen Wrecsics and Mrs. Case spoke about a couple of reasons why property owners might seek this change in zoning.

- West Extension Irrigation District's pressurized irrigation can be cost-exorbitant to the point where selling the farm is the only option, if operating a small farm.
- Based on the Housing Needs Analysis from recent years, the great need for residential land became very clear. This kind of zoning might help gain more housing options. Current requirements are such, that parcels of land must be over 160-acres before partitioning is allowed, including the requirement that new partitions must be at least 160 acres. With a new zoning that has a 10-acre minimum, it would allow smaller properties to partition.

Commissioner Sweek pointed out that the last sentence of the Purpose might cause confusion. It was agreed to remove the last sentence of this opening paragraph.

Mr. Wrechsics asked if RR-10 is meant to allow for a buffer between the UGB and EFU properties, or for bordering residential properties. Since we don't want to strictly use the UGB for boundary (since that already serves a purpose). In determining these places, we must also consider how this might be interpreted in the future and include answers to those questions now. Some things to consider include a distance requirement for where this is allowed, or provisions to insure this is never applied in the middle of a huge property. There is safety in approving changes in zoning, as such requests are currently required to gain not only Planning Commission approval, but going before the County Board of Commissioners for an amendment to the Comprehensive Plan.

Mrs. Case said there could be specific language regarding distance requirements, or specific areas where this could not apply, but she pointed out the rarity of making rules for only certain locations. Further discussion determined the importance of keeping the meaning broad, rather than only applying to specific properties. Mrs. Case added that perhaps this could target specific small areas that could benefit from expanding residential possibilities.

Counselor Nelson asked if there are any concerns that EFU properties converted to RR-10 property could then be partitioned down to several RR-1 pieces. A Goal 14 exception is a difficult process, as it provides protection already, as is Goal 3.

Ideally we do not want sprawl that meanders without reason. It would be best to be contiguous to a residential-zoned area or near the UGB. Mr. Zody will research this for some wording to further help the understanding.

Vice-Chair Devin asked about considerations relating to the LUBGWMA in regards to livestock limitations. Mrs. Case suggested we consider implementation of pasture management and animal densities requirements elsewhere, perhaps seeking to study how this was recently determined by the City of Irrigon, for example.

Discussion of B. Conditional Uses Permitted

The Commissioners suggested striking the first four uses. Mr. Zody led discussion around trying to make uses permitted be direct residential purposes. This includes consideration as to whether or not a home occupation also includes the residence of the business owner.

Chair Wenholz directed the discussion to A. Uses Permitted

Since we are looking for this potential zoning to be residential-centric, we should consider striking #4. It was agreed to strike it from this list.

Mrs. Case brought up the Transportation Impact Analysis need, updated in 2012, using the example of Sauvie Island near Portland and its traffic problems.

Vice-Chair Devin brought up restrictions, specifically with front setbacks, to safety issues on roadways. For example, setbacks in the area of Blakes Ranch show dangers to be avoided. Mrs. Case will check and compare setbacks between zones to determine what is reasonable. Mr. Zody will look at all dimensional standards.

Mr. Zody will look through these suggestions and create a new draft, with input from Mrs. Case, Mr. Wrechsics and Counselor Nelson, to bring back to another work session. Next month's Planning Commission will hear two applications, but we can look at adding a work session at the end of the agenda. Mr. Zody will provide a new draft for the August 14 mailing.

The following corrections were decided upon:

E. Dimensional Standards. #3: Change 50 feet to **150** feet

G. Lot Size: correct 2 acres to **10** acres

Public Comment: None

The next meeting of the Morrow County Planning Commission is scheduled for Tuesday, August 25, 2020 at 7:00 pm. The location is yet to be determined.

Adjournment: Meeting was adjourned at 8:15 pm.

Respectfully Submitted,
Dianna Strong