



PLANNING DEPARTMENT

PO Box 40 • 205 Third Street NE
Irrigon, Oregon 97844
(541) 922-4624

**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, October 27, 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, and Greg Sweek.

Morrow County Planning Commissioners Absent: Karl Smith, Rod Taylor, and Brian Thompson.

Morrow County Staff Present: Tamra Mabbott, Planning Director; Stephanie Case, Planner II; 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 Seitz moved to approve the Minutes of September 4, 2020; Vice Chair Devin seconded; and the motion carried.

Commissioner Seitz moved to approve the Minutes of September 29, 2020; Vice Chair Devin seconded; and the motion carried.

WITHDRAWN: *Continued from September 29, 2020:* **Conditional Use Permit CUP-N-343-20: Energy of Utah LLC, applicant, and William J. Doherty Trust, owner.** The property is described as tax lots 400, 403, and 2400 of Assessor's Map 1N 26E. The properties are zoned Exclusive Farm Use (EFU) and located 12 miles NE of Lexington along Highway 207. Request is to allow by conditional use the construction and operation of an approximately 20-megawatt Photovoltaic Solar Array. Criteria for approval includes the MCZO Article 3 Section 3.010 Exclusive Farm Use (EFU) and Article 6 Conditional Uses.

Work Session: Rural Residential-10 Zone

Chair Wenholz turned the work session over to Director Mabbott. She led the Commission through an overview of Oregon's Statewide Planning Goal 10 – Housing and Oregon Administrative Rules, including related interpretation. She addressed how the process would work, hypothetically, starting from when a landowner might contact the Planning Department and inquire about the possibility of developing housing and rezoning land to RR-10.

Director Mabbott discussed local criteria from the Morrow County Zoning Ordinance Article 8, leading into review of the 2019 Morrow County Housing Strategies Report from June 2019 and including the Buildable Land Inventory. The information in this report provides good reasons for seeking the Rural Residential-10 Zone.

The Commission was presented with a revised draft of the RR-10 Zone from previous work sessions. Director Mabbott guided the Commission through her notes in the previous draft, which became the most recent RR-10 draft presented this evening. The area that is in need of more specificity is relating to animal densities. County wants a clear statement that only personal-use or hobby farms are allowed, so as not to lead to commercial-sized groups of animals.

Commissioner Seitz questioned how the animal density would allow for swine density, out of concern for the possibility of pig farms near residential properties. Vice Chair Devin also expressed concern about farm animals near housing. Animal limits allowed per usable acre is stated in the draft. The Commission discussed how we might also state a maximum allowance for the entire parcel of land. A possible formula was suggested by GIS Planning Technician Wrecsics, as follows: number of animals per acre multiplied by number of acres, then divided in half. For example: 2 cattle allowed per acre on 10 acres would be $2 \times 10 = 20$; $20/2 = 10$ cattle allowed on the parcel of land. The one exclusion to this formula would be swine, which caps at a maximum of four swine allowed per parcel of land. There was general consensus in support of Mr. Wrecsics' recommendation.

An updated draft will be presented at the January 2021 Planning Commission meeting.

Other Business:

- Planning Director Mabbott's letter, dated October 26, 2020, regarding CUP-N-331-18 Avangrid Renewables CUP Extension. New expiration is now June 14, 2021. See attached.
- 2021 Planning Commission Meeting Dates – the draft of suggested dates was accepted. See attached.
- Energy Projects in Morrow County, prepared by Mr. Wrecsics. See attached.

Public Comment: None.

The next meeting of the Morrow County Planning Commission is scheduled for Tuesday, December 8, 2020 at 7:00 pm. The location is yet to be determined.

Adjournment: Meeting was adjourned at 8:05 pm.

Respectfully Submitted,
Dianna Strong