



PLANNING DEPARTMENT

P.O. Box 40 • Irrigon, Oregon 97844
(541) 922-4624 or (541) 676-9061 x 5503
FAX: (541) 922-34

AGENDA

Morrow County Planning Commission
Tuesday, January 19, 2021 7:00 pm
Bartholomew Building
Heppner, Oregon

See Electronic Meeting Information on Page 3

Members of Commission

Jeff Wenholz, Chair
Stacie Ekstrom
Greg Sweek

Mifflin Devin, Vice Chair
Wayne Seitz
Rod Taylor

Stanley Anderson
Karl Smith
Brian Thompson

Members of Staff

Tamra Mabbott, Planning Director
Stephen Wrecsics, GIS Planning Tech
Dianna Strong, Office Assistant

Stephanie Case, Planner II
Justin Nelson, County Counsel
Gregg Zody, Community Development Director

1. Call to Order
2. Roll Call
3. Pledge of Allegiance: "I pledge allegiance to the flag of the United States of America and to the republic for which it stands: one nation under God, indivisible with liberty and justice for all."
4. Minutes: December 8, 2020
5. Public Hearings to begin at 7:00 pm (COMMISSION ACTION REQUIRED):

Land Partition LP-N-488-21: Darrell Gale, Applicant and Owner. The property is described as tax lot 1801 of Assessor's Map 5N 26E 25A. The property is zoned Suburban Residential (SR) and located West of the City of Irrigon on South 1st Street inside the Irrigon Urban Growth Boundary (UGB). Request is to partition a 2-acre parcel to create 2 parcels. Criteria for approval includes the Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.050 Suburban Residential Zone and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Land Partition LP-N-490-21 and Replat R-N-062-21: Port of Morrow Applicant and Owner. The property is described as tax lot 100 of Assessor's Map 4N 25E 01. The property is zoned Port Industrial (PI) and located approximately 2-miles east of Boardman within the Port of Morrow. Request is to partition a 555-acre parcel to create two parcels. Criteria for approval includes the Morrow County Zoning Ordinance Article 3 Section 3.073 Port Industrial and Morrow County Subdivision Ordinance Article 5 Land Partitioning.

Land Partition LP-S-491-21: Port of Morrow Applicant and Owner. The property is described as tax lot 300 of Assessor's Map 2S 26E 21. The property is zoned General Industrial (MG) and located approximately 1-miles NW of Heppner along Highway 74. Request is to partition a 29-acre parcel to create two parcels. Criteria for approval includes the Morrow County Zoning Ordinance Article 3 Section 3.070 General Industrial and Morrow County Subdivision Ordinance Article 5 Land Partitioning.

Land Partition LP-S-492-21 and Replat R-S-061-21: Port of Morrow Applicant and Owner. The property is described as tax lot 800 of Assessor's Map 2S 26E 21. The property is zoned General Industrial (MG) and located approximately 1-miles NW of Heppner along Highway 74. Request is to partition an 85-acre parcel to create two parcels. Criteria for approval includes the Morrow County Zoning Ordinance Article 3 Section 3.070 General Industrial and Morrow County Subdivision Ordinance Article 5 Land Partitioning.

Replat R-N-060-21: Port of Morrow Applicant and Owner. The property is described as tax lots 102, 103, and 104 of Assessor's Map 4N 26E 06. The property is zoned Port Industrial (PI) and located approximately 2-miles east of Boardman within the Port of Morrow. Request is to reconfigure a portion of Partition Plats 2012-06 and 2011-19. Criteria for approval includes the Morrow County Zoning Ordinance Article 3 Section 3.073 Port Industrial and Morrow County Subdivision Ordinance Article 5 Land Partitioning.

Conditional Use Permit CUP-N-344-21: Dan Schoenfelder, Applicant and Marilyn Schiller, Owner. The property is described as tax lot 1600 of Assessor's Map 1N 27 24. The property is zoned Exclusive Farm Use (EFU) and located 3.5 miles east of Pine City on the north side of Big Buttercreek Road. Request is to allow the crushing, screening, stockpiling and hauling of aggregate materials produced from the adjacent quarry. Criteria for approval includes MCZO Article 6 Section 6.020 – 6.040 and 6.050(I).

Land Use Decision LUD-S-30-21: Jerald Schmelling, Applicant and Owner. The property is described as tax lot 1500 of Assessor's Map 5S 28 22A. The property is zoned Forest Use (FU) and located southeast of Heppner near Penland Lane. Request is to authorize a forest template dwelling. Criteria for approval includes MCZO Article 3 Section 3.020 Forest Use Zone.

AZ-134-20 Zoning Ordinance Amendment. Morrow County, Proponent. This action is to update Article 3 of the MCZO for the purpose of creating a Rural Residential 10-Acre Zone (RR10). The criteria for approval are found in MCZO Article 8, Statewide Planning Goal 10 Housing, Oregon Administrative Rule Chapter 660 Division 8. This is the second of at least three public hearings with the final hearing before the Board of Commissioners.

6. Correspondence
7. Public Comment
8. Adjourn

Next Meeting

February 23, 2021 at 7:00 p.m. Location: TBA

ELECTRONIC MEETING INFORMATION:

Morrow County Planning is inviting you to a scheduled Zoom meeting. Join Zoom Meeting.
<https://zoom.us/j/98816386407?pwd=ZW14TkM2LzBhbFZGQzIIS1hudGJ0UT09>

Meeting ID: 988 1638 6407 **Password:** 97844

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+13462487799,,98816386407#,,,,*97844# US (Houston)

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+1 646 558 8656 US (New York)

Meeting ID: 988 1638 6407

Find your local number: <https://zoom.us/u/aqQZiI39m>

Should you have any issues connecting to the call please call 541-922-4624 or email Tamra Mabbott at tmabbott@co.morrow.or.us

This is a public meeting of the Morrow County Planning Commission, and may be attended by a quorum of the Morrow County Board of Commissioners. Interested members of the public are invited to attend. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours before the meeting to Tamra Mabbott at (541) 922-4624, or by email at tmabbott@co.morrow.or.us.