

**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, February 23, 2021, 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, Karl Smith, Greg Sweek, and Brian Thompson.

Morrow County Planning Commissioners Absent: Rod Taylor.

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.

The Pledge of Allegiance was recited.

Approval of Minutes:

Commissioner Ekstrom moved to approve the Minutes of January 19, 2021; Commissioner Smith seconded; and the motion carried.

Public Hearings:

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

Land Use Decision LUD-S-31-21: Anthony Lankford, Applicant and Mike and Marlene Gray, Owners. The property is described as tax lot 3000 of Assessor's Map 1S 24E. The property is zoned Exclusive Farm Use (EFU) and located approximately 4 miles southeast of Lone on Rhea Creek Road. Request is to authorize a replacement dwelling. Criteria for approval includes MCZO Article 3 Section 3.010 Exclusive Farm Use Zone.

Stephanie Case, Planner II, presented the request.

Opened the testimony portion of the Public Hearing.

Anthony Lankford, applicant, spoke in favor.

No one spoke in opposition. No other comments were made.

Commissioner Smith made a motion to accept the findings as presented and approve the application. Commissioner Anderson seconded; all Commissioners present voted in favor; and the motion carried.

Land Use Decision LUD-S-32-21: Tanner Britt, Applicant and Barbara VanArsdale, Owner. The property is described as tax lot 4201 of Assessor's Map 1S 25E. The property is zoned Exclusive Farm Use (EFU) and located approximately 2-miles east of Lexington. Request is to authorize a non-farm dwelling on an existing 27-acre parcel. Criteria for approval includes MCZO Article 3 Section 3.010 Exclusive Farm Use Zone.

Stephen Wrecsics, GIS Planning Technician, presented the request.

Commissioner Sweek asked if disqualification from the farm deferral taxation program should be required. GIS Technician Wrecsics agreed this should be a second Condition of Approval.

Tanner Britt, applicant, spoke in favor.

No one spoke in opposition. No other comments were made.

Commissioner Thompson made a motion to approve LUD-S-32-21, with a second Condition of Approval added; Commissioner Ekstrom seconded; all Commissioners present voted in favor. The motion carried.

AC-135-21 Comprehensive Plan Amendment. Morrow County, Applicant.

Application proposes to update Chapter 10 Housing of the Comprehensive Plan. This is the first of at least two public hearings with the final hearing before the Board of Commissioners.

Tamra Mabbott, Planning Director, presented the request beginning with a February 4, 2021, memorandum summarizing the two housing actions before the Planning Commission. Historical perspective over recent year(s) was given: Board of Commissioners have been interested; Planner Stephanie Case worked on creating an RR-10 Zone -- as did Community Development Director Gregg Zody -- with multiple work sessions with the Planning Commissioners; as well as the previous Planning Director, Carla McLane, who wrapped up the Housing Needs Analysis and Buildable Lands Inventory Study in June 2019, for the County and the Cities and Town; which the Board of Commissioners adopted as a matter of process. Tamra briefly summarized the draft Comprehensive Plan Chapter 10. She also noted that the Findings did not specifically mention Goal 14 but that could be added. This Plan amendment will go before the Board of Commissioners in March, for their approval and signature, if recommended for approval by the Planning Commission.

Director Mabbott shared that she had received comment from the Fair Housing Council of Oregon, in support of the Plan update.

No one spoke in favor or opposition. No other comments were made.

Commissioner Devin made a motion to approve the findings and recommend the Board of Commissioners adopt the findings, with advisement to include a section on Goal 14 in the findings; Commissioner Ekstrom seconded the motion; all Commissioners present voted in favor. The motion carried.

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 third of at least four public hearings with the final hearing before the Board of Commissioners.

Director Mabbott presented this updated draft of the RR-10 Zone, along with several letters in support of the creation of the RR-10 Zone. Letters from the following were submitted in support of the RR-10 Zone.

- Kraig Cutsforth, City Manager, Heppner
- Ed Rollins, Lone Community Agri-Business Organization (ICABO)
- Amelia Haguewood
- Joel Peterson
- Jay Coil
- Richard Ladd, Finance Planner
- Kim Cutsforth, Willow Creek Valley Economic Development Corporation

Opened the testimony portion of the Public Hearing.

No one spoke in favor or opposition. No other comments were made.

Commissioner Thompson made a motion to approve the findings and recommend adoption by the Board of Commissioners. Commissioner Smith seconded; all Commissioners present voted in favor; and the motion carried.

Correspondence:

- January 20, 2021 letter from the Morrow County Board of Commissioners regarding the proposed Wheatridge East Wind Wagon Trail Solar Project
- January 20, 2021 letter from the Morrow County Board of Commissioners to Robin McArthur, Chair of Land Conservation and Development Commission, regarding Regional Housing Needs and Rural Challenges.
- Morrow County Ordinance Adopting Article 9 Provisions, effective May 1, 2021.
- February 10, 2021 Planning Update to the Board of Commissioners. Tamra drew attention to the new interactive zoning map on the County website. Landowner information is not included in these maps, per the Assessors' Office.
 - Planning Commission Chair Person Jeff Wenholz, shared his thoughts about this topic, in response to this new interactive map. Chair Wenholz expressed disappointment that these maps do not show landowners' identifying information, as this is all public information. MC is one of only about 5 counties within State that excludes this identifying information. Why does our County choose to not be customer friendly? Since this information is available to the public, why is the Assessors' office choosing to be the gatekeeper, and not make it available to the public. While they will give a caller this information, someone must call during the office schedule of the Assessors' Office. A member of the public should be able to access this information at their own convenient time. Mr. Wenholz acknowledged that he realizes he is not addressing these concerns to Planning Staff, but there were two decision makers on the phone that can take this under

advisement. Planning Director Mabbott assured these comments will be recorded in the minutes to pass along to those who can decide.

- Out of respect to the Office of the Assessor, since these are materials directly from his office, Mrs. Mabbott shared that the Planning Department did not feel comfortable including information that we did not feel we had the authority or express permission to share.
- February 9, 2021, letter to Laura Miner at Invenergy, regarding a project the Planning Commission approved in 2018, for Boardman Solar. The company has filed for an extension.

January's correspondence was sent to Planning Commissioners and Staff via e-mail only. Since the physical copies were not in hand at January's meeting, Tamra stated that we would include these with February's Planning Commission packet. These are as follows:

- December 4, 2020 Planning Update to the Board of Commissioners.
- December 22, 2020 letter to West Extension Irrigation District
- December 20, 2020 memo to the Board of Commissioners from the Department of Energy regarding the Wagon Trail Solar Project
- Spreadsheet of Energy Projects in Morrow County

Via E-mail earlier today:

- FINAL 2021 Planning Dept SB 5530 Letter - RE: Senate Bill 5530 (DLCD Budget)
- FINAL 2021 Planning Dept SB 391 Letter - RE: Senate Bill 391 (ADU allowances)
- LUD-S-31-21 Correspondence from Umatilla County Health, email from Byron Morris
- AZ-134-20 Correspondence from Umatilla County Health RR10, email from Byron Morris

Public Comment:

Planning Director Mabbott shared upcoming training offered by DLCD on March 16 or March 18. She will send out an e-mail to the Commissioners with further information.

Commissioner Thompson thanked Staff for their work on the RR-10 Residential Zone.

The next meeting of the Morrow County Planning Commission is scheduled for Tuesday, March 30, 2021 at 7:00 pm. The meeting will be offered via Zoom.

Adjournment: Meeting was adjourned at 7:51 pm.

Respectfully Submitted,
Dianna Strong