

**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, March 30, 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, 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; and Dianna Strong, Office Assistant.

The Pledge of Allegiance was recited.

Approval of Minutes:

Commissioner Ekstrom moved to approve the Minutes of February 23, 2021; Commissioner Devin seconded; and the motion carried.

Public Hearings:

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

Replat R-S-063-21: G Hughes Property, LLC and John & Diane Kilkenny, Applicants and Owners. The property is described as tax lots 800 and 1300 of Assessor's Map 2S 28E. The property is zoned Exclusive Farm Use (EFU) and located 11 miles east of Heppner on Highway 74. Request is to adjust a shared property line which would reconfigure a portion of Partition Plat 2000-01. Criteria for approval includes the MCZO Section 3.010 Exclusive Farm Use (EFU) and Morrow County Subdivision Ordinance Article 5 Land Partitioning.

Stephanie Case, Planner II, presented the request.

Opened the testimony portion of the Public Hearing.

John Kilkenny, applicant, spoke in favor. He explained that the property has been used by them for some time, and this application is to make things right.

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

Commissioner Sweek made a motion to approve R-S-063-21. Commissioner Taylor seconded; all Commissioners voted in favor; and the motion carried.

Conditional Use Permit CUP-N-346-21: Beef Northwest Feeders, Applicant and Threemile Canyon Farms, Owner. The property is described as tax lot 100 of Assessor's Map 3N 24E. The property is zoned EFU and is located approximately 10 miles southwest of Boardman on Taggares Lane. Request is to approve a temporary concrete batch plant. Criteria for approval includes MCZO Article 3 Section 3.010(C)(14) and Article 6 Sections 6.020 – 6.040 and 6.050(I).

Commissioner Taylor declared that he is the custom farming outfit for Beef NW, but does not see any issue with voting on this application.

Stephanie Case, Planner II, presented the request.

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

Commissioner Thompson made a motion to approve CUP-N-346-21, Commissioner Taylor seconded; all Commissioners voted in favor, and the motion carried.

Land Use Decision LUD-S-34-21: Walter and Erin Mallette, Applicants and Owner. The property is described as tax lots 1800 and 1900 of Assessor's Map 4S 28E 11AB. 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 Section 3.020(27) Forest Use Zone.

Stephen Wrecsics, GIS Planning Technician, presented the request.

Walter Mallette, applicant, spoke in favor.

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

Commissioner Taylor made a motion to approve LUD-S-34-21; Commissioner Ekstrom seconded the motion; all Commissioners voted in favor, and the motion carried.

Land Use Decision LUD-N-33-21: Grieb Farms, Owner; Gas Transmission Northwest, Applicant. The property is described as tax lot 1200 of Assessor's Map 2N 26. The property is zoned EFU and is located northeast of Lexington near Bombing Range Road. Request is to authorize construction of a natural gas compressor, equipment, related buildings and generators. Criteria for approval includes MCZO Section 3.010(B)(25) and (D)(10) Exclusive Farm Use Zone.

Tamra Mabbott, Planning Director, presented the request.

Director Mabbott recommended additional conditions, which relate to correspondence received from Kristen Tiede, archaeologist, Cultural Resources Protection Program (CRPP) of the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) as follows: "The Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Cultural Resources Protection Program (CRPP) has reviewed the proposals on the Planning Commission Agenda. In regards to LUD-N-33-21 (Grieb Farms/Gas Transmission Northwest), the CRPP has concerns with potential impacts to two historic properties that have been determined eligible for the National Register of Historic Places, *Šišúpa* and the Sand Hollow Battleground. Furthermore, the Oregon Trail is near the proposed project area and may be impacted. The CRPP recommends the applicant

and FERC (Federal Energy Regulatory Commission) consult further with the CTUIR..." The proposed additional condition of approval is as follows:

#8 Consult with CTUIR, the CRPP program, and the State Historic Preservation Office (SHPO), to secure permits as necessary.

Opened the testimony portion of the Public Hearing.

Brian Stouffer, representative of Stahl Sheaffer Engineering for TC Energy, spoke on behalf of the applicant. This is a proposed installation of a natural gas compressor facility, part of a 1300-mile pipeline installation, with the purpose of improving the station to serve and improve the efficiency of this pipeline. FERC requested that TC Energy consult with them on this project, which they will do if the application is accepted with this condition. Likewise, during the FERC review process, there was consultation with SHPO. TC Energy has requested a meeting with the CTUIR, pending tonight's approval, to discuss archeological findings that SHPO confirmed will permit this project.

Director Mabbott shared that the Farm and Forest Planner with DLCD reviewed the preliminary findings and found no changes were needed as it is a straightforward proposal.

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

Commissioner Taylor made a motion to approve LUD-N-33-21, with changes as noted by Staff; Commissioner Devin seconded; all Commissioners voted in favor; and the motion carried.

Correspondence / Staff Comment:

Director Mabbott shared her March 10, 2021, Planning Department update to the Morrow County Board of Commissioners. Several points within the update were shared, including the new Goal 10 Housing and Rural Residential 10 Zone. The Board of Commissioners approved both, with the second reading coming up on April 7, 2021.

Planning Director Mabbott shared upcoming training offered by DLCD on May 6, 2021, related to rural land use planning. She will send out an e-mail to the Commissioners with further information.

Justin Nelson, County Legal Counsel, shared UEC Writ Case No. 20CV32310, related to UEC vs. Morrow County Board of Commissioners, regarding Gary and Casey Frederickson's concerns over the transmission line. Mr. Nelson briefly explained the purpose and process of filing a Writ and next steps.

Public Comment: None

The next meeting of the Morrow County Planning Commission is scheduled for Tuesday, April 27, 2021 at 7:00 pm. The meeting will be offered via Zoom.

Adjournment: Meeting was adjourned at 8:00 pm.

Respectfully Submitted,
Dianna Strong