

**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, April 27, 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, Wayne Seitz, Karl Smith, Greg Sweek, Rod Taylor, and Brian Thompson.

Excused: Stacie Ekstrom

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 Taylor moved to approve the Minutes of March 30, 2021; Commissioner Devin seconded; and the motion carried.

Public Hearings:

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

Replat R-N-064-21: Juan Sanguino & Consuelo De La Paz and Donald & Deborah Young, Applicants and Owners. The property is described as tax lots 300 and 301 of Assessor's Map 4N 24E 13. The property is zoned Farm Residential (FR 2) and located 3 miles west of Boardman on Wilson Lane. Request is to adjust a shared property line which would reconfigure a portion of Partition Plat 2015-4. Criteria for approval includes the Morrow County Zoning Ordinance (MCZO) Section 3.041 Farm Residential Zone and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Stephanie Case, Planner II, presented the request. There were three comment letters shared:

- Bonneville Power Administration (BPA) responded to the Notice of Application on April 13, 2021, requesting the property owner to be aware of BPA's transmission line facilities so as to "ensure public safety and reliable operation of BPA's facilities."
- West Extension Irrigation District (WEID) requested the preliminary findings on April 8, 2021.
- WEID sent a letter dated April 23, 2021, and requested that a copy of the final replat map be sent.

Chair Wenholz opened the testimony portion of the Public Hearing.

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

Chair Wenholz indicated two clerical errors in the Preliminary Findings of Fact, section I, which were noted for correction.

Commissioner Sweek shared a concern that the transfer of ownership could easily be overlooked, unless simultaneous filing of new deeds. The Commission agreed that this should be added as a conditional of approval.

Commissioner Sweek made a motion to approve R-N-064-21, with the corrected clerical errors and added condition of approval. Commissioner Devin seconded; all Commissioners voted in favor; and the motion carried.

Replat R-N-065-21: Port of Morrow, Applicant and Owner. The property is described as tax lot 100 of Assessor's Map 4N 25E 11 and tax lot 100 of Assessor's Map 4N 25E 02. The property is zoned Port Industrial (PI) and located within a quarter-mile east of Boardman on Columbia Avenue. Request is to adjust a shared property line which would reconfigure a portion of Partition Plat 2014-03. Criteria for approval includes the MCZO Section 3.073 Port Industrial Zone and MCSO Article 5 Land Partitioning.

Commissioner Devin stated that he is employed by the Port of Morrow.

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 R-N-065-21, Commissioner Seitz seconded; all Commissioners voted in favor, and the motion carried.

Replat R-N-066-21: Port of Morrow and City of Boardman, Applicants and Owners. The property is described as tax lots 100 and 102 of Assessor's Map 4N 25E 11 and tax lot 105 of Assessor's Map 4N 25E 12. The property is zoned Port Industrial (PI) and located adjacent to Boardman on Columbia Avenue. Request is to adjust a shared property line which would reconfigure a portion of Partition Plat 2014-03. Criteria for approval includes the MCZO Section 3.073 Port Industrial Zone and MCSO Article 5 Land Partitioning.

Commissioner Devin declared that he is employed by the Port of Morrow, and recused himself.

Stephanie Case, Planner II, presented the request. WEID submitted comment via e-mail, stating that they serve this area and have no interest in this property.

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

Commissioner Sweek made a motion to approve R-N-066-21, with the additional condition that the applicants simultaneously file new deeds to show the transfer of ownership; Commissioner Thompson seconded; all Commissioners voted in favor, and the motion carried.

Land Partition LP-N-494-21: TC Energy, Applicant; Grieb Farms, Inc. landowner.

The property is described as tax lot 1200 of Assessor's Map 2N 26. The property is zoned Exclusive Farm Use (EFU) and located on the south side of Grieb Wood Road, adjacent to and west of Bombing Range Road, approximately 12 miles northeast of the Town of Lexington. Criteria for approval includes MCZO Section 3.010(L2) EFU Zone and MCSO Article 5 Land Partitioning.

Tamra Mabbott, Planning Director, presented the request, pointing out a summary of comments received from Steve Cherry, ODFW, and discussing the five conditions of approval.

Chair Wenzholz noted the property location should state, "...on the **north** side of Grieb Wood Road, ..." Correction was noted.

Brian Stouffer, TC Energy, spoke on behalf of the applicant. As Ms. Mabbott mentioned, we have obtained driveway permits from Public Works, for driveways off of Grieb Wood and Bombing Range Roads. There was a septic site evaluation conducted, which was approved for any future septic needs at the site.

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

Commissioner Thompson made a motion to approve LP-N-494-21, with the correction in the property location; Commissioner Seitz seconded; all Commissioners voted in favor, and the motion carried.

Land Partition LP-N-493-21: Umatilla Electric Cooperative, Applicant and Port of Morrow, Owner. The property is described as tax lot 200 of Assessor's Map 4N 26E 07. The property is zoned Port Industrial (PI) and located at the Highway 730 and Interstate 84 Interchange. Request is to partition an 81.5-acre parcel to create two parcels. Criteria for approval includes the MCZO Article 3 Section 3.073 Port Industrial and MCSO Article 5 Land Partitioning.

Chairman Wenzholz declared that he is a director for UEC, but this will not affect his ability to vote as he will in no way benefit or be affected adversely by the action.

Stephen Wrecsics noted that UEC has requested a continuance. By consensus of the Commission, this application will be continued to the next scheduled meeting of Planning Commission, on May 25, 2021, at 7 pm.

Correspondence / Staff Comment:

Planning Director Mabbott reported that the Board of Commissioners last week had their second and final hearing approving the new Goal 10 Housing section of the Comprehensive Plan and the creation of the new Rural Residential 10-acre zone. These will become effective July 15 and, at that time, will be posted on the Morrow County Website.

Director Mabbott's April 14, 2021, Planning Department update to the Morrow County Board of Commissioners.

- Regarding Code Enforcement, two permits that were approved by the Commission over a year ago are not in compliance with the conditions of approval. Stephanie has made contact to remind them of these conditions. If the conditions of approval are not met,

these applications will be brought before the Planning Commission again, as the Commission has the right to revoke those permits, in hopes of gaining compliance.

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.

Public Comment: None

The next meeting of the Morrow County Planning Commission is scheduled for Tuesday, May 25, 2021 at 7:00 pm. The meeting will be offered via Zoom and, hopefully, the opportunity to meet in person at the Irrigon Library Conference Room.

Adjournment: Meeting was adjourned at 7:50 pm.

Respectfully Submitted,
Dianna Strong