



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, December 7, 7:00 p.m.
Bartholomew Building, Heppner, Oregon
(All meetings will be offered through video conferenced via Zoom)**

Morrow County Planning Commissioners Present: Chair Jeff Wenzholz, Rod Taylor, Karl Smith, Greg Sweek, Stacie Ekstrom, and Brian Thompson.

Attendance via Zoom: Wayne Seitz, Miff Devin

Excused: Stanley Anderson

Morrow County Staff Present: Tamra Mabbott, Planning Director; Stephen Wrecsics, GIS Planning Technician; Stephanie Case, Planner II; Anthony Standley, Student Intern; and George Nairns, Office Manager.

Called to Order: Meeting was called to order by Chair Wenzholz at 7:02pm.

The Pledge of Allegiance was recited.

Approval of Minutes: Chair Wenzholz asked for correction to the minutes including note that he (Chair Wenzholz) is a director for the applicant (Umatilla Electric Company) and will not receive any financial gain or loss from this application and can make an unbiased decision. Commissioner Taylor moved to approve the Minutes of October 26, 2021, as corrected; Commissioner Ekstrom seconded; and the motion carried. Correction will be added prior to staff presenting the findings of the first hearing.

Public Hearings: Planning Commission Chair Wenzholz read the Planning Commission Statement and Hearing Procedures.

Conditional Use Permit CUP-N-351-21: Patricia Wagner, applicant; and Jerry & Rita Matteson, Owners: Application was withdrawn 12/07/2021.

Land Partition LP-N-502-21: Alesia Hearn, Applicant and Owner. The property is described as tax lot 800 of Assessor's Map 4N 25E 16. The property is zoned Suburban Residential (SR) located east of Boardman on Olson Road and in the Boardman Urban Growth Boundary (UGB). The request is to partition an approximately 5-acre parcel to create three parcels. Criteria for approval includes the MCZO Article 3 Section 3.050 Suburban Residential Zone and Morrow County Subdivision Ordinance Article 5 Land Partitioning.

Stephen Wrecsics GIS Planning Tech, presented the findings and recommends approval subject to conditions listed in the findings that must be met prior to the Planning Director signing the final partition plat or before the land may be deeded to a third party.

Comment letter received from WEID added to the record.

Chair Wenzholz called for questions from Commissioners for staff. No questions from Commissioners. Chair Wenzholz opened the testimony for the Public Hearing, from those in favor. No comments in person or through Zoom. No one spoke in opposition in person or through Zoom. No other comments were made.

Chair Wenholz closed Public Hearing.

Chair Wenholz called for questions from Commissioners for Staff.

Chair Wenholz asked about the letter for WEID, #6 that states the property owner will release water rights to Parcel #1. Director Mabbott replied that, this is a discussion between land owner and WEID, and not recommended as a condition of approval. Planning Department can have a conversation with the land owner to ensure that they have a good understanding that the County is not requiring them to give up any water rights. There is no condition for review by WEID, and WEID does not have to sign the partition plats.

*Commissioner Ekstrom moved to approved **Land Partition LP-N-502-21** with finding and conditions as corrected in the description from 5N to 4N and on condition #3, from Eighth Road to Olson Road. Commissioner Sweek seconded motion. Called for a vote, unanimous approval.*

Conditional Use Permit CUP-S-352-21: Diane Hardy, applicant and owner: The property is described as tax lot 3900 of Assessor's Map 2S 24E. The property is zoned Exclusive Farm Use (EFU) and located approximately 7-miles southwest of Ione on Rhea Creek Road. The request is to allow Agritourism and Other Commercial Events. Criteria for approval includes MCZO Sections 3.010(B)(22); 3.010(J) and Article 6.

Stephanie Case, Planner II, presented findings for a Home Occupation to allow the use of the existing barn to hold weddings and other events, which include Agri-tourism. Planning Director recommends approval subject to the conditions listed in the findings.

Chair Wenholz called for questions from Commissioners for staff. Open discussion on the conditions, consensus to strike Condition #11, replace with condition to require compliance with Environmental and Public Health regulations, and add condition "#20 this permit is valid until the use no longer exists or the ownership of the land changes at which time the new land owner will need to reapply."

Chair Wenholz opened the testimony for the Public Hearing. Chair Wenholz called for anyone to speak in support of the application or staff findings. Applicant owner spoke in favor of application, as an opportunity to restore the barn and bring business into the community. No comments received through Zoom. No one spoke in opposition in person or through Zoom. Anthony Stanley spoke as neutral referencing the Agri-tourism code in relation to this application. Planning Director Mabbott noted that the business was being permitted under two uses so as to allow both wedding venues and agritourism events. Chair Wenholz closed Public Hearing.

Chair Wenholz called for questions from Commissioners for Staff.

*Commissioner Sweek moved to approve **Conditional Use Permit CUP-S-352-21** with findings as presented and change conditions to replace condition #11 with condition to comply with requirements of Environmental and Public Health regulations, add condition #20 the permit is valid until the use no longer exists or the ownership of the land changes at which time to reapply for a conditional use permit as a continued use. Commissioner Thompson seconded motion. Called for a vote, unanimous approval.*

Conditional Use Permit CUP-N-350-21: City of Boardman, applicant and owner. The property is tax lot 105 and 101 of Assessor's Map 4N 25 12, also described as Parcel 2 of Partition Plat 2021-27 and located on the north side of Rippee Road, south of the railroad tracks and east of existing lagoons. Zoning is General Industrial (MG). Request is to allow a lagoon for the storage of treated wastewater. Criteria for approval includes MCZO Article 3 Section 3.070(B)(18) and Section 6.020.

Tamra Mabbott Planning Director presented findings with updated language to insure compliance with the city and county Comprehensive Plan and Statewide Planning Goal 11. Recommendation to approve application with conditions as updated.

Chair Wenholz called for questions from Commissioners for staff. No questions from Commissioners.

Chair Wenholz opened the testimony for the Public Hearing.

Chair Wenholz called for anyone to speak in support of the application or staff findings. Barry Beyeler spoke in favor of the application. No comments received through Zoom.

No one spoke in opposition in person or through Zoom. No other comments were made.

Chair Wenholz closed Public Hearing.

Chair Wenholz called for questions from Commissioners for Staff.

*Commissioner Taylor moved to approve **Conditional Use Permit CUP-N-350-21** with the amended (red letter) findings and conditions as presented; Commissioner Ekstrom seconded motion. Called for a vote, unanimous approval.*

Correspondence / Staff Comment: Director Mabbott shared her November Planning Update to the Morrow County Board of Commissioners. Director Mabbott thanked the Commissioners for the conversation with staff and public on the trucking issues during the November meeting. After taking time to look at the code, she asked the Commissioners “Do we want to move forward with any changes or updates to the code language?” Following discussion of the commissioners, consensus of the commission was not to make any changes to the trucking code language at this time. Continue to respond to complaints.

Public Comment: No further comments.

The next meeting of the Morrow County Planning Commission is scheduled for Tuesday, January 25, 2021 at 7:00 pm. The meeting will be offered via Zoom and in person at the Morrow County Government Building, Heppner, Oregon.

Adjournment: Meeting was adjourned at 8:10 pm.

Respectfully Submitted,

George Nairns