



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, January 25, 2022 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, Stanley Anderson and Brian Thompson.

Attendance via Zoom: Stacie Ekstrom, Greg Sweek

Excused: Wayne Seitz

Morrow County Staff Present: Tamra Mabbott, Planning Director; Stephen Wrecsics, GIS Planning Technician; Katie Keely, Compliance Planner; and George Nairns, Office Manager. Stephanie Case, Planner II attended via Zoom.

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

The Pledge of Allegiance was recited.

Director Mabbott reported to Planning Commissioners that our newly appointed Commissioner resigned prior to this meeting. Planning Department is actively recruiting applicants from the Boardman area. Director Mabbott introduced our new Compliance Planner Katie Keely, Commissioners welcomed Katie to the Planning Team.

Election of Officers: Chair Wenzholz opened the floor for nominations for Chair of the Planning Commission. Commissioner Taylor Nominated Jeff Wenzholz to remain as the Chairperson. Commissioner Thompson seconded nomination. No further nominations were made, by unanimous vote Jeff Wenzholz will remain as Chair. Chair Wenzholz opened the floor for nominations for Vice Chair of the Planning Commission. Commissioner Taylor nominated Greg Sweek for the Vice Chair of the Planning Commission. Brian Thompson seconded nomination. No further nominations made, by vote of 5 to 1, Greg Sweek was elected to the Vice Chair Position.

Approval of Minutes: Commissioner Ekstrom moved to approve the minutes of the December 7, 2021 meeting minutes as written. Commissioner Smith seconded motion and minutes approved.

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

Morrow County Transportation Systems Plan (TSP) Amendment: AP-136-22 Comprehensive Plan Amendment will update the Morrow County Transportation System Plan to incorporate new transit information. Applicable Standards include MCZO Section 8.040 Amendments and Statewide Planning Goals 1 Citizen Involvement and Goal 12 Transportation.

Director Mabbott presented the proposed amendments made to TSP. The amendments address a public need, as well as transit needs for employers, employees and residents in Morrow County. Krista Purser of Kittelson & Associates gave an overview of how the TSP has been updated since 2017 as they relate to how people are accessing transit stops. Katie Imes the Morrow County Transportation Coordinator Spoke about how this update addresses the specific needs and uses of transit and will fulfill the requirements to open it up regionally.

Chair Wenholz called for questions from Commissioners for staff. Open discussion on TSP and the Morrow County Public Transportation 'The Loop.' On page 132 of the TSP Property Taxes information is out dated. That area will be looked at for language update recommendations.

Chair Wenholz 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.

Commissioner Taylor moved to recommend the updates to the Transportation Systems Plan as presented by staff to the Morrow County Board of Commissioners for approval. Commissioner Thompson seconded motion. Called for a vote, unanimous approval.

Variance V-N-043-22: Stephen Partlow, applicant and owner: The property is described as tax lot 600 of Assessor's Map 4N 24E 24. The property is zoned Farm Residential (FR) and located approximately 2-miles southwest of Boardman on Canal Lane. The request is to allow a variance to seek relief from the minimum side yard setback. Criteria for approval includes Morrow County Zoning Ordinance (MCZO) Section 7.200.

Stephanie Case, Planner II presented findings and recommends approval subject to following the conditions as listed in the findings. Some of which Mr. Partlow has already applied for.

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

Chair Wenholz opened the testimony for the Public Hearing, from those in favor. Stephen Partlow present spoke in favor of the Variance, gave history property line interpretation.

No comments 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 Smith moved to approved Variance V-N-043-22 with findings and conditions as presented by staff. Commissioner Taylor seconded motion. Called for a vote, unanimous approval.

Replat R-N-070-22 / LP-N-504-22: Port of Morrow (POM), Applicant and Owner. The property is described as tax lot 100 of 4N 25E 01. The property is zoned Port Industrial (PI) and located approximately 1.3-miles northeast of Boardman at Columbia Avenue and Gar Swanson Road. The request is to adjust a shared property line which would reconfigure a portion of Partition Plat 2021-11. Criteria for approval includes the Morrow County Zoning Ordinance (MCZO) Section 3.073 Port Industrial Zone and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Stephen Wrecsics, GIS Planning Tech presented findings and recommends approval of the land partition subject to the conditions as listed in the findings, before the Planning Director may sign final Partition Plat.

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

Chair Wenholz opened the testimony for the Public Hearing, from those in favor. Jacob Cain of POM spoke in favor of the application to partition two pieces of property to then combined them to make one larger piece of property. No comments 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 R-N-070-22 / LP-N-504-22 with findings as presented. Commissioner Sweek seconded motion. Called for a vote, unanimous approval.

Replat R-N-071-22 / LP-505-22: Port of Morrow, Applicant and Owner. The property is described as tax lot 101 of 4N 26E 06. The property is zoned PI and located approximately 1.5-miles northeast of Boardman along Gar Swanson Road. The request is to adjust a shared property line which would reconfigure Parcel 1 of Partition Plat 2019-16. Criteria for approval includes the MCZO Section 3.073 Port Industrial Zone and MCSO Article 5 Land Partitioning.

Stephen Wrecsics, GIS Planning Tech presented findings with correction to acreage parcel 1 498 acres with parcel 2 being 60 acres. Staff recommends approval of the land partition subject to the conditions as listed in the findings, before the Planning Director may sign final Partition Plat.

Chair Wenholz called for questions from Commissioners for staff. Discussion on the Gar Swanson Road extension for access to both parcels.

Chair Wenholz opened the testimony for the Public Hearing.

Chair Wenholz called for anyone to speak in support of the application or staff findings. Jacob Cain spoke in favor of the application. The plan is to dedicate a public road right of way to provide access to both of the parcels which is an extension of Gar Swanson Road. Staff recommends that we add the dedication to Gar Swanson access as a condition of approval.

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 Thompson moved to approve **Replat R-N-071-22 / LP-505-22** with the current findings and added condition; 'Dedicate the east and north portion of Gar Swanson Road for public access as shown on the tentative plan.' as presented by staff; Commissioner Smith seconded motion. Called for a vote, unanimous approval.*

Replat R-N-072-22: Port of Morrow, Applicant and Owner. The properties are described as tax lot 100 of 4N 25 01 and tax lot 101 of 4N 26E 06. The properties are zoned PI and located approximately 1.3-miles northeast of Boardman along Gar Swanson Road. The request is to adjust a shared property line which would reconfigure portions of Partition Plats 2019-16 and 2021-11. Criteria for approval includes the MCZO Section 3.073 Port Industrial Zone and MCSO Article 5 Land Partitioning.

Stephen Wrecsics, GIS Planning Tech presented findings and recommends approval of the replat subject to the conditions as listed in the findings. Before the Planning Director may sign final Partition Plat. This application is to combined the 2 previous actions, to also include the dedication of public right of way to Gar Swanson.

Chair Wenholz called for questions from Commissioners for staff. Discussion on the Gar Swanson Road extension for access to both parcels.

Chair Wenholz opened the testimony for the Public Hearing.

Chair Wenholz called for anyone to speak in support of the application or staff findings. Jacob Cain spoke in favor of the application. Combination of the two previous applications.

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 Thompson moved to approve **Replat R-N-072-22** with the current findings and added condition, to dedicate Gar Swanson Road to provide public access; Commissioner Taylor seconded motion. Called for a vote, unanimous approval.*

Correspondence / Staff Comment:

Planning Directors Monthly updates for December 2021 and January 2022

Public Comment: No further comments.

The next meeting of the Morrow County Planning Commission is scheduled for Tuesday, February 22, 2022 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 8:02 pm.

Respectfully Submitted,

George Nairns