



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, February 22, 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, Brian Thompson, Stacie Ekstrom, Wayne Seitz.

Attendance via Zoom: Greg Sweek, Stanley Anderson, Rod Taylor joined the meeting at 7:30pm

Excused: Karl Smith

Morrow County Staff Present: Tamra Mabbott, Planning Director; Justin Nelson, County Council and George Nairns, Office Manager. Stephanie Case, Planner II, Stephen Wrecsics, GIS Planning Technician; Katie Keely, Compliance Planner; Anthony Standley, student intern attended via Zoom, from the Morrow County Government Center in Irrigon.

Called to Order: Meeting was called to order by Chair Wenzholz at 7:03pm.

The Pledge of Allegiance was recited.

Approval of Minutes: Commissioner Ekstrom moved to approve the minutes of the January 25, 2022 meeting minutes as written. Commissioner Thompson seconded motion and minutes approved.

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

Director Mabbott provided a copy of a letter received from applicant of **Zoning Permit Z-2956-22**; requesting that the Planning Commission open the public hearing for this matter at the February 22, 2022 public meeting and then immediately continue it to the next meeting scheduled March 29, 2022, to allow applicant time to clarify aspects of the application materials.

Chair Wenzholz opened the Public Hearing for **Zoning Permit Z-2956-22** asked for any questions of Commissioners, no comments received. Chair Wenzholz closed Public Hearing, this hearing will continue at the March 29, 2022 meeting at the Morrow County Government Center in Irrigon.

Land Partition LP-503-22: Port of Morrow (POM), Applicant and Owner. The property is described as tax lot 103 of Assessor's Map 4N 25E 12. The property is zoned Port Industrial (PI) and located approximately one-mile east of Boardman in Lewis and Clark Drive. Request is to partition an approximately 172-acre parcel into two parcels. Criteria for approval include the Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.073 Port Industrial and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Stephen Wrecsics, GIS Planning Tech presented findings and recommends approval subject to conditions being met as listed in the findings, before final Partition Plat is signed by the Planning Director.

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. Jacob Cain of POM present via Zoom spoke in favor of the Partition, this will better situate this area for future partitions.

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 Sweek moved to approved **Partition LP-N-503-22** with findings and conditions as presented by staff. Commissioner Ekstrom seconded motion. Called for a vote, unanimous approval.*

Land Partition LP-N-506-22 and Replat R-N-074-22: Port of Morrow (POM), Applicant and Owner. The property is described as tax lot 131 of Assessor's Map 4N 24E. The property is zoned Airport Light Industrial (ALI) and located approximately four-miles west of Boardman on Tower Road. Request is to replat parcel 2 of Partition Plat 2007-8 to create two parcels. Criteria for approval includes the Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.076 Airport Light Industrial and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Stephanie Case Planner II, presented findings and an email communication with the applicant that identifies future plans to build and operate a sewage treatment facility to accommodate current and future sanitary sewage on a community basis for the airport properties. Staff recommends approval of the land partition subject to the conditions being met 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 this property. The POM does have future plans to build a long-term sewage treatment facility for Airport use and other expansions on that parcel. No other 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 Seitz moved to approve **LP-N-506-22 / R-N-074-22** with findings as presented. Commissioner Thompson seconded motion. Called for a vote, unanimous approval.*

Land Partition LP-N-507-22 and Replat R-N-075-22: Port of Morrow, Applicant and Owner. The property is described as tax lot 110 of Assessor's Map 4N 24E. The property is zoned Airport Light Industrial (ALI) and located approximately four-miles west of Boardman on Tower Road. Request is to replat parcel 1 of Partition Plat 2007-8 to create a single parcel. Criteria for approval include the Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.076 Airport Light Industrial and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Stephanie Case. Planner II, presented findings Staff recommends approval of the land partition subject to the conditions being met as listed in the findings, before the Planning Director may sign final Partition Plat.

Chair Wenholz called for questions from Commissioners for staff.

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. POM has already completed the Road Access Permitting and has Access Approval in hand, they will be extending Air Port Road and provide water from an existing well on the parcel.

Mary Killion attending via Zoom, had emailed a letter in opposition of this land partition application. Staff read letter out loud. Mary also spoke in opposition as the applicant has not provided the intended use for this partition. The letter submitted will be added into the record.

Jacob Cain responded with the intended use is to support further Port Industrial Development.

No other comments were made.

Chair Wenholz closed Public Hearing.

Chair Wenholz called for questions from Commissioners for Staff. Commissioner Thompson asked for clarification on the action before the Commission is to create a parcel not it's future intended use. Director Mabbott confirmed that the purpose of this application is to create a partition.

Commissioner Seitz moved to approve LP-N-507-22 / R-N-075-22 with findings as presented. Commissioner Thompson seconded motion. Called for a vote, unanimous approval.

Work Session to review draft Heritage Trail Sign Plan: Director Mabbott gave brief history of the trail; Stephen provided an aerial view of the trail and talked about the safety factors in connecting Spur Trail of the Heritage Trail with Main Street in Boardman. Student Intern, Anthony Standley presented the Draft Sign Plan, reporting on the number of signs, trail markers and interpretive panels; including their status for repair or replacement. Anthony discussed the sections of the trail and it's different uses by public. An environmental impact survey is required to replace, repair any of the posts, in the Oregon State Wildlife Area.

Next steps will be to order new signs, work with other agencies to get the signs replaced and to update to the trail on the ODFW section.

Nick Ducote joined the meeting via Zoom for conversations on the trail.

Commissioner Thompson inquired why this was a part of Planning and Public Works. Director Mabbott replied that the Heritage Trail is a part of the Transportation Plan.

Commissioner Ekstrom supports the idea of using this as a bike path to provide safer travel for bicyclist than the Hwy 730.

Jacob Cain of the POM, inquired about how the Port could support the Trail through Port property, they have some new development and road improvements that do include sidewalks that may support safer foot & bicycle traffic through the Port. Director Mabbott and Jacob can have further conversations.

Correspondence / Staff Comment:

Planning Directors Monthly update January 2022

Public Comment: No further comments.

The next meeting of the Morrow County Planning Commission is scheduled for Tuesday, March 29, 2022 at 7:00 pm. The meeting will be offered via Zoom and in person at the Morrow County Government Center in Irrigon, Oregon.

Adjournment: Meeting was adjourned at 8:23 pm.

Respectfully Submitted,

George Nairns