



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, March 29, 2022 7:00 p.m.
Morrow County Government Center, Irrigon, Oregon
(All meetings will be offered through video conferenced via Zoom)**

Morrow County Planning Commissioners Present: Chair Jeff Wenholz, Karl Smith, Rod Taylor, Brian Thompson, Wayne Seitz, Standley Anderson
Attendance via Zoom: Greg Sweek, Stacie Ekstrom

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

Called to Order: Meeting was called to order by Chair Wenholz at 7:00pm.

The Pledge of Allegiance was recited.

Approval of Minutes: Commissioner Taylor moved to approve the minutes of the February 22, 2022 meeting as written. Commissioner Thompson seconded motion and minutes approved.

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

Continued Hearing: Zoning Permit Z-2956-22: Yost Grube Hall Architecture, Applicant. Amazon Data Services, Inc., Owner. Property is tax lot 1701 of Assessors Map 4N 25E 24, also known as Parcel 1 of Partition Plat 2021-25, located on the west side of Bombing Range Road, one mile south of the Highway 730 and Interstate 84 Interchange. Zoning is General Industrial (MG). Application is for a data center campus, security building and water treatment building. Criteria for approval include MCZO Section 1.050, 3.070 A-E and Article 4 Supplementary Provisions.

Director Mabbott presented revised findings with new comments received from Kimberly Peacher, Navy; Kristen Tiede, CTUIR. Comments received after packet was created from Jonathan Tallman, and Eric Imes, MC Public Works Director, and Seth King, applicant representative includes, exhibit 1: Letter from Seth King, exhibit 2: copy of the Purchase and Sale Agreement of property in 2003, exhibit 3: letter from Lisa Mittelsdorf, Port of Morrow. Revisions to the findings begin on page 6 deleted language has strike through with added language being underlined.

Discussed access on and off Bombing Range Road and safety improvements. Applicant has provided a traffic analysis, staff is concerned that the traffic analysis does not include seasonal peaks during farming harvests and seasonal road hazards of heavy fog, during the winter. Public Works Director would like to have time and opportunity to review site and work with applicant and Planning Department to come up with an updated access and road plan for the safety of the motoring public. Applicant agrees to work with Public Works, to review area and reach an agreement for safe access on and off of Bombing Range Road.

Chair Wenholz called for questions from Commissioners for staff. Commissioner Smith asked for clarification on providing a turn lane to the right from the South bond lane & a merge-on to the North bond lane. This will be considered when Eric Imes, MC Public Works reviews.

Commissioner Sweek asked for clarification of the 'Lot Frontage' on page 4 of the findings; reads 5,272.92 feet. Corrected to Lot Frontage approximately 1,045 feet.

Chair Wenholz opened the testimony for the Public Hearing, from those in favor. Seth King, Applicant present via Zoom spoke in favor of the Zoning Permit, he generally concurs with the findings and would ask for some adjustments, Applicant did respond to the comments and letters received from the continuation of this hearing last month. Applicant will work with the County for scoping of traffic. Applicant proposed changes to the conditions of approval: to strike #2 – it is not a requirement. #4 & 5 as recommended from the MC Public Works Director. #10 applicant has completed an archaeological survey and are currently working with CTUIR. #12 to comply with the State and County Ordinances, would meet this as stated.

Applicant responded to the letter from Johnathan Tallmann: There is no UEC component at this point; goal exceptions of this site are under MC Comprehensive Plan 3-11 & 14.

No further comments through Zoom.

Chair Wenholz opened testimony in opposition in person or through Zoom. Johnathan Tallmann spoke opposing application, addressing a letter he submitted prior to the meeting. Tallmann did request the record remain open for further review and address of the comments recently submitted by the applicant.

Applicant rebuttal to comments, Seth King will be happy to work with MC Public Works and Planning Department to finalize the Findings. There is no obligation to leave the hearing opened.

No other comments were made in opposition or neutral.

Staff discussed to process of leaving hearing open for 7 days. There is no obligation to leave open, the Planning Commission can make that decision.

Commissioner Sweek moved to close the record for Zoning Permit #2956-22. Commissioner Taylor seconded motion. Called for vote, approved unanimously.

Chair Wenholz closed Public Hearing.

Chair Wenholz called for questions from Commissioners for Staff.

Discussed traffic impacts, MC Public Works wants to make a good decision before it's too late. Consensus to abide by the recommendation of Public Works Director. Condition #5 language will change after an agreement is reached between Applicant and Public Works. Condition #2 strike. Condition #10 remain on as a condition.

Commissioner Taylor moved to approve Zoning Permit #2956-22 as discussed. Commissioner Sweek seconded motion. Called for vote, approved unanimously.

Land Partition LP-N-508-22 and Replat R-N-076-22: Rowan Green Data, Applicant and Threemile Canyon Farms, Owner. The property is described as Parcel 1 of Partition Plat 2012-3, the portion affected is tax lot 100 of Assessor's Map 3N 24E. The property is zoned Exclusive Farm Use (EFU) located southwest of Boardman on Tower Road. The request is to replat parcel 1 of Partition Plat 2012-3 to create one parcel. Criteria for approval includes the MCZO Article 3 Section 3.010 Exclusive Farm Use Zone and Morrow County Subdivision Ordinance Article 5 Land Partitioning.

Stephanie Case, Planner II presented findings, this land partition does require a replat, which the applicant did apply. There are no water rights to this parcel. A neutral testimony letter was received and will be entered into record. The purpose of the sale of land is not a part of the planning application process.

Staff recommends approval subject to the conditions for approval being completed, in compliance with Article 5 of the Morrow County Subdivision Ordinance and ORS Chapter 92; before Planning Director may sign the final partition plat or before land may be deeded to a third party.

Chair Wenholz called for questions from Commissioners for staff. Commissioner Thompson asked if the Planning Commission needs to know the end purpose of a new parcel.

Director Mabbott, answered it is not a requirement and typically the Planning Commission would not know. The purpose of the application is to create a partition, the level of detail is Planning Commission discretion and Planners findings should answer if the partition meets the requirements of that zone and codes.

Chair Wenholz opened the testimony for the Public Hearing, from those in favor. Dave Shiflett applicant is in favor of the application.

No comments through Zoom. No one spoke in opposition in person or through Zoom.

‘County Citizen’ Kellie Doherty spoke via a Zoom as a neutral party. If the Planning Commission does not know the use of the property then how do you know if the conditions are being met? The intended use is a factor in the comprehensive plan.

No further comments were made.

Chair Wenholz closed Public Hearing.

Chair Wenholz called for questions from Commissioners for Staff.

*Commissioner Thompson moved to approved **Partitition LP-N-508-22 / Replat R-N-076-22** with findings and conditions as presented by staff. Commissioner Taylor seconded motion. Called for a vote, unanimous approval.*

Land Partition LP-N-509-22: Barbara Hug, Applicant and Owner: The property is described as tax lot 1000 of Assessor’s Map 4N 25E 15. The property is zoned Farm Residential (FR) outside the Boardman UGB and located less than ¼ mile east of Boardman on Kunze Lane. The request is to divide an approximately 9.7-acre parcel into two parcels. Criteria for approval includes MCZO Article 3 Section 3.041 Farm Residential Use Zone and Morrow County Subdivision Ordinance Article 5 Land Partitioning.

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

Neutral comments were received from West Extension Irrigation District, via email.

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. Applicant spoke in favor. 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-509-22** with findings as presented. Commissioner Thompson seconded motion. Called for a vote, unanimous approval.*

Hardship Variance HV-N-044-22: Glenda Bahler applicant and Gary Klinger owner. The property is described as Tax Lot 1001 of Assessor’s Map 4N 25 15 and is located east of the city of Boardman. The property is zoned Farm Residential outside the Boardman Urban Growth Boundary (UGB). Request is to approve a temporary hardship dwelling to allow care for an infirm person. Criteria for approval include MCZO Article 7 Section 7.300 Special Uses.

Stephanie Case. Planner II, presented findings Staff recommends approval of the hardship variance subject to the conditions being met as listed in the findings. This hardship variance permit is valid until January 31, 2024, if approved.

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. Applicant spoke in favor of the application.

No other comments were made in favor, in opposition or neutrally.

Chair Wenholz closed Public Hearing.

Chair Wenholz called for questions from Commissioners for Staff.

Commissioner Seitz moved to approve HV-N-044-22 with findings as presented. Commissioner Smith seconded motion. Called for a vote, unanimous approval.

Correspondence / Staff Comment:

Planning Directors Monthly update February & March

Shared information about Morrow County Tourism meetings and work being supported by Planning Department staff. County is contracting with Kari Walchli for this work in promoting tourism.

Newly updated Morrow County Agri-Tourism Opportunities broacher.

Public Comment: No further comments.

The next meeting of the Morrow County Planning Commission is scheduled for Tuesday, April 26, 2022 at 7:00 pm. The meeting will be offered via Zoom and in person at the Bartholomew Building, Heppner, Oregon.

Adjournment: Meeting was adjourned at 9:22 pm.

Respectfully Submitted,

George Nairns