



# PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the  
Morrow County Planning Commission  
Tuesday, December 6, 2022, 7:00 pm  
Morrow County Government Building, Irrigon, OR  
(Meeting was held in person and through video conference via Zoom)**

**Morrow County Planning Commissioners Present:** Chair Wenzholz, Commissioner Ekstrom, Commissioner Taylor, Commissioner Anderson, Commissioner Smith

**Attendance via Zoom:** Vice Chair Sweek, Commissioner Thompson, Commissioner Seitz, Attorney Dan Kearns

**Excused Absent:** Mary Killion

**Morrow County Staff Present:** Tamra Mabbott, Planning Director, Stephanie Case, Planner II, Stephen Wrecsics, GIS Planning Technician, Michaela Ramirez, Office Manager

**Called to order:** Meeting was called to order by Chair Wenzholz at 7:00pm

**Roll Call**

The Pledge of Allegiance was recited.

**Approval of Minutes:** Chair Wenzholz asked for approval of September 27, 2022 meeting minutes; Commissioner Taylor moved to approve; Commissioner Ekstrom seconded the motion. Unanimous approval.

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

**PUBLIC HEARINGS** to begin at 7:00 pm (COMMISSION ACTION REQUIRED):

*Hearing continued from September 27, 2022. Note: Applicant has requested this hearing be continued to the December 6, 2022 meeting. [Applicant requested to withdraw permit per email 11/21/22.](#)*

*Continued from September 27, 2022: **Conditional Use Permit CUP-N-355-22 and Comprehensive Plan Amendment AC-140-22: OneEnergy Development, LLC., applicant, and Madison Ranches Land 4, LLC., owner.** The properties are described as Tax Lots 1701, 1101, 1400, and 1401 of Assessor's Map 3N 27E. The properties are zoned EFU and located between the Boardman Bombing Range and Highway 207, approximately 6 miles southwest of the intersection of I-84 and I-82. Request is to allow the construction and operation of a 74-Megawatt Photovoltaic Solar Array with optional battery storage. Approval criteria for the Comprehensive Plan Amendment (AC-140-22) include Morrow County Zoning Ordinance (MCZO) Article 8 Amendments, ORS 197.732 and OAR 660-033-0130(38) for the exception to Statewide Planning Goal 3 Agricultural Lands to allow a solar development on up to 600-acres in the EFU zone. Criteria for approval for the Conditional Use Permit (CUP-N-355-22) include the MCZO Article 3 Section 3.010 EFU and Article 6 Conditional Uses.*

**Property Line Adjustment by Replat R-N-079-22: Yvette and Claire Hanson, applicants and owners.** The properties are described as tax lots 1000, 1100, and 1200 of Assessor's Map 5N 26E 36BB. The properties are zoned Rural Residential at the north end of Wagon Wheel Loop, approximately 2 miles southwest of Irrigon. Request is to adjust property lines to the existing fences. Criteria for approval include the Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Stephen Wrecsics GIS Planning Tech presented the findings. Stephen realized an error in the wording of the request and said he would retype the findings to correct.

Comment letter of approval was emailed from District Manager, Bev Bridgewater.

Chair Wenholz asked the Commissioners if there were any questions for Stephen. There was none. There was no one to speak in opposition.

Chair Wenholz asked for public comment. Applicant, Yvette Hanson, requested the application to go through. She gave an explanation of the length of time she has been working on this project.

Chair Wenholz explained the application process to the applicant.

Chair Wenholz closed public comment. Commissioner Smith moved to approve application **Property Line Adjustment by Replat R-N-079-22.** Commissioner Ekstrom seconded the motion. Called for a vote. unanimous approval.

**Comprehensive Plan Amendment AC-141-22, Comprehensive Plan Map and Zoning Map Amendment AC(Z)-142-22 and Conditional Use Permit CUP-N-357-22. Morrow County Public Works, applicant, and JJMC, LLC., owner.** The property is described as Tax Lot 400 of Assessor's Map 1S 24. Property is zoned EFU and is located north and west of the City of Lone. Parcel is 4,916 acres (approx.); proposed quarry is 20 acres. Access to the quarry would be Ella Road. Request is to add the 20-acre quarry to the Comprehensive Plan Goal 5 inventory as a large significant site, apply the Aggregate Resources Overlay Zone to the 20-acre area and approve a Conditional Use Permit to allow mining, rock crushing, stockpiling, and associated mining work. Approval criteria include MCZO Article 8 Amendments, MCZO 3.010 Exclusive Farm Use Zone, MCZO Article 3.200 Significant Resource Overlay Zone, ORS 215.298 Mining in EFU Zone, OAR 660-023-0180(3)(5)(7), OAR 660-023-040 and OAR 660-023-050 and MCZO Article 6 Conditional Uses.

Planning Director Mabbott presented the findings. Stephen Wrecsics, GIS Planning Tech presented the vicinity map. Planning Director Mabbott commented that the landowner did not have a problem with the development. A letter from Department of Geology and Mineral Industries (DOGAMI) (Nick) was Given county local ordinance a mining permit from DOGAMI is not required. Planning Director Mabbott commented about the hours of operation for any comments about the project. Chair Wenholz requested the hours should be 7 am - 4 pm. Planning Director Mabbott wanted to make clear who should be the point of contact relative to conditions. Commissioner Taylor suggested that the Planning Department should be the point of contact. No one disagreed. Commissioner Taylor thought he should not be voting on the matter because he is Mayor of the city. Commissioner Wenholz commented that it is not city limits. Commissioner Taylor asked Commissioner Ekstrom for her opinion and everyone took a closer look at the map. Planning Director Mabbott asked Attorney Dan Kearns if Commissioner Taylor should exclude himself. Attorney Kearns replied, "if commissioner Taylor doesn't stand to profit" there is no need to recuse.

Chair Wenholz asked if there were any questions, and there were no questions.

Chair Wenholz opened public comments.

Public Testimony-Eric Imes, Public Works of Morrow County explains that the County lost their quarry and thought the area, on the map displayed, was the best site they could find.

Chair Wenholz asked if there were any questions.

Commissioner Taylor asked about the easement.

Eric Imes explained where they were rebuilding that approach.

Commissioner Seitz asked if there was room for a road.

Eric Imes responded yes.

Chair Wenholz asked if there were any more questions. There were none.

Chair Wenholz closed Public testimony.

Chair Wenholz called for questions from Commissioner for Staff.

Commissioner Taylor moved to approve **Comprehensive Plan Amendment AC-141-22, Comprehensive Plan Map and Zoning Map Amendment AC(Z)-142-22, and Conditional Use Permit CUP-N-357-22.**

Commissioner Taylor moved to approve-Commissioner Ekstrom seconded, unanimous approval.

## **OTHER BUSINESS**

Unanimous vote on the new 2023 Planning Commission Calendar.

**Correspondence/Staff comment:** Planner Stephanie spoke about the Heritage Trail Project. Stephanie and student intern Caren Cardenas are in the process of contacting stakeholders to provide input on updating and replacing Interpretive Panels.

Planning Director Mabbott noted that GSI was chosen to do the Water Coordinator work for county.

Planning Director Mabbott and Katie Imes are working with Eastern Oregon University, Rural Engagement and Vitality (REV) Center on a rural transit equity project.

**Public Comment-** no comments

**Adjournment:** Meeting was adjourned at 7:47 pm

**Next Meeting:** Tuesday, January 31, 2023, at 7:00 p.m.  
Location: Bartholomew Building, Heppner, OR

**Respectfully Submitted,**

**Michaela Ramirez**