

**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, August 30, 2022 7:00 p.m.
Bartholomew Building, Heppner, Oregon
(Meeting was held in person and through video conferenced via
Zoom)**

Morrow County Planning Commissioners Present: Mary Killion, Karl Smith, Stanley Anderson

Attendance via Zoom: Vice Chair Greg Sweek, Wayne Seitz, Stacie Ekstrom,

Excused Absent: Chair Jeff Wenholtz,

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

Called to order: Meeting was called to order by Vice Chair Sweek at 7:03 pm

The Pledge of Allegiance was recited.

Approval of Minutes: Vice Chair Sweek noted that the August 30, 2022 minutes were not ready and dispense to move on to possible changing of a meeting. Planning Director Mabbott announced that today was the application deadline and there were none submitted, only a partial application. Planning Director Mabbott asked Blake Bjornson if he was ok to continue his application hearing to the December 6 meeting and he agreed. Planning director Mabbott announced we may have more applications to announce. Called for vote, Stacie Ekstrom, Mary Killion, Karl Smith agreed to change meeting date on website to December 6. Planning director Mabbott suggested Chair Sweek cancel meetings for October and November, December 6 Commissioners would make more sense so Holidays are avoided for those 2 months and would be of help to our new counsel Dan. Mary Killion said she would not be able to attend the December 6 meeting. Others were asked and everyone was in agreement that is was ok. Four commissioners said they would attend. Planning Director Mabbott introduced the new Office Manager, Michaela Ramirez.

Public Hearings: Planning Commission Vice Chair Sweek read the Planning Commssion statement and Hearing Procedures.

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

Hearing continued from August 30, 2022. Note: Applicant has requested this hearing be continued to the December 6, 2022 meeting.

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 N 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) includes 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) includes the MCZO Article 3 Section 3.010 EFU and Article 6 Conditional Uses.

Vice Chair Sweek opened the public hearing. Director Mabbott explained that the applicant requested to continue the hearing to the next meeting and waived the 150 day requirement for the Conditional Use Permit application. Blake Bjornson confirmed the request for the continuation and waiver. The commission voted by consensus to continue the public hearing to December 6, 2022 at 7 pm at the Morrow County Government Center in Irrigon, Or Vice Chair Sweek closed the hearing.

Land Partition LP-N-513-22: Noe Lombera, Applicant and Owner. Presented By Stephen Wrescics, GIS Planning Tech

The property is described as tax lot 104 of Assessor's Map 4N 24E 13. The property is zoned Farm Residential (FR) and located on Peters Road, north of the Wilson Lane and Peters Road intersection. The request is to partition an approximately 7.91-acre parcel into three parcels. Criteria for approval includes Morrow County Zoning Ordinance (MCZO) Section 3.041 Farm Residential Zone and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Vice Chair Sweek opened the hearing, GIS Planning Technician Stephen Wrescics presented the staff report. Vice Chair Sweek opened the public testimony.

There were none in favor, neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Smith moved for approval of Land Partition LP-N-513-22 and to accept findings as presented.

Commissioner Killion seconded the motion.

Vice Chair Sweek called for questions from Commissioner for Staff, there were none. It was a unanimous vote to approve. Motion carried.

Replat R-S-079-22: Carol J. Ottmar and McElligott, LLC, Applicants and Owners. Presented By: Stephanie Case, Planner II

The properties are described as tax lot 3402, 3406, 3401, and 300 of Assessor's Map 5S 26E. The property is zoned Exclusive Farm Use (EFU) and located north of Sunflower Flat Road in the Parkers Mill area. The request is to adjust several property lines via Replat. Criteria for approval includes MCSO Article 5, Section 5.075 Replatting.

Planner Stephanie Case handed out Amended Preliminary Findings. The changes were due to the properties being affected by a covenant not to sell separately which is now identified in the Findings. This action does not violate the existing covenant. Planner Case presented the staff report.

Vice Chair Sweek Called for questions from Commissioners: Commissioner Killion asked why the applicant was doing this? Planner Case stated that the proposed property lines would follow existing roads and fence lines. Bill Wells representing the applicant stated that both parties agreed to having the fence be the property line requiring a property line adjustment. Vice Chair Sweek considered Mr. Wellls comments as neutral testimony.

Vice Chair Sweek closed the testimony, there were no others who spoke in neutral. None were in favor or opposed. Commissioner Anderson moved to approve the replat and Commissioner Ekstrom seconded the motion.

Vice Chair Sweek called for questions from Commissioner for Staff, there were none. It was a unanimous vote to approve **Replat R-S-079-22** . Motion carried.

OTHER BUSINESS

Planning Director Mabbott noted that a new project, Echo Solar, has been submitted to the state. County has no jurisdiction but has an opportunity to have a say in it. The first formal step for county is to provide local applicable area.

Included in the packet also is an email Hillary Foote from DLCD which show 21,000 acres of farmland in Morrow County dedicated to Solar.

Correspondence

- Planning Department Monthly report to BOC, September 2022
- **Energy Projects**
- **Morrow county Heritage Trail**
- **Willow Creek Valley**
- **Wildfire Mapping and SB 732 update**
- **Tower Road Information Meeting**
- **Access to Transportaion Coordinated Transportation Plan**
- **Data Dashboard**
- **Drone Update**

1. Public Comment

2. Adjournment: Meeting was adjourned at 7:31pm

Next Meeting: Tuesday December 6, 2022 at 7:00 p.m.
Location: North Morrow Annex Building, Irrigon, OR