



PLANNING DEPARTMENT

P.O. Box 40 • Irrigon, Oregon 97844
(541) 922-4624 or (541) 676-9061 x 5503
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AGENDA

Morrow County Planning Commission
Tuesday, September 27, 2022 7:00 pm
Morrow County Government Building
Irrigon, OR

[For Electronic Participation See Meeting Information on Page 3](#)

Members of Commission

Jeff Wenholz, Chair
Stacie Ekstrom
Mary Killion

Greg Sweek, Vice Chair
Wayne Seitz
Rod Taylor

Stanley Anderson
Karl Smith
Brian Thompson

Members of Staff

Tamra Mabbott, Planning Director
Stephen Wrecsics, GIS Planning Tech
Katie Keely, Compliance Planner

Stephanie Case, Planner II
Michaela Ramirez, Office Manager

1. Call to Order

2. Roll Call

Pledge of Allegiance: I pledge allegiance to the flag of the United States of America and to the republic for which it stands: one nation under God, indivisible with liberty and justice for all.

3. Minutes: August 30, 2022

4. 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 November 1, 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 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) 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.

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.

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.

5. OTHER BUSINESS

6. Correspondence

- Directors Update to Board of Commissioners – September 2022
- Board of Commissioners letter to Energy Facility Siting Council (EFSC) on Echo Wind
- Department of Land Conservation & Development (DLCD) comments to EFSC on Echo Wind and cumulative impacts.

7. Public Comment

8. Adjourn

Next Meeting: Tuesday November 1st, 2022 at 7:00 p.m.
Location: Bartholomew Building, Heppner, OR

ELECTRONIC MEETING INFORMATION

Morrow County Planning is inviting you to a scheduled Zoom meeting. Topic: Planning Commission
Time: August 30th, 2022 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/3696517452?pwd=dm9kTG1UbWM1OUpqRDdyVXA1TmU2dz09>

Meeting ID: **369 651 7452**

Passcode: **335454**

One tap mobile

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+13462487799,,3696517452#,,,,*335454# US (Houston)

Dial by your location

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+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 369 651 7452

Passcode: 335454

Find your local number: <https://us06web.zoom.us/j/kcSPLVYIP7>

Should you have any issues connecting to the Zoom meeting, please call 541-922-4624. Staff will be available at this number after hours to assist.

This is a public meeting of the Morrow County Planning Commission, and may be attended by a quorum of the Morrow County Board of Commissioners. Interested members of the public are invited to attend. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours before the meeting to Tamra Mabbott at (541) 922-4624, or by email at tmabbott@co.morrow.or.us.