



PLANNING DEPARTMENT

P.O. Box 40 • Irrigon, Oregon 97844
(541) 922-4624 or (541) 676-9061 x 5503
FAX: (541) 922-3472

AGENDA

Morrow County Planning Commission
Tuesday, December 6, 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: September 27, 2022

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

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

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 includes the Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

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 Ione. 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.

5. **OTHER BUSINESS** -Trail Solar has withdrawn its CUP and Goal 3 application.

6. **Correspondence**

- Morrow County Board of Commissioners Monthly Planning Update
- Council approval of Final Order on Site Certificate for the Boardman to Hemingway
- Morrow County Goal 9 Work Plan & Inclusive Outreach Plan
- Willow Creek Valley Housing Implementation Strategy

7. **Public Comment**

8. **Adjourn**

Next Meeting: Tuesday, January 31st, 2023 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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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/3696517452?pwd=dm9kTG1UbWM1OUpqRDdyVXA1TmU2dz09>

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.