



PLANNING DEPARTMENT

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AGENDA

Morrow County Planning Commission
Tuesday, April 25, 2023, 6:00 pm
Morrow County Government Building
Irrigon, OR 97844

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

Members of Commission

Stanley Anderson
Charlene Cooley
Stacie Ekstrom

John Kilkenny
Mary Killion
Elizabeth Peterson

Wayne Seitz
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

Call to Order

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.

1. **Election of Officers**
2. **Minutes:** January 31, 2023 [pages 4-6](#)
3. **PUBLIC HEARINGS** to begin at 6:00 pm (COMMISSION ACTION REQUIRED):

Presented By: Stephanie Case, Planner II [pages](#)

Subdivision SD-N-226-23: Albert and Barbara Phillips, Applicants and Owners. The property is described as tax lot 1901 of Assessor's Map 5N 26E 23D. The property is zoned Rural Residential (RR) and located west of Irrigon on Columbia Lane, east of the Seventh Road intersection. The request is to partition an approximately 18.62-acre parcel into seven lots. Criteria for approval includes Morrow County Zoning Ordinance (MCZO) Section 3.040 RR Zone and the Morrow County Subdivision Ordinance (MCSO).

Conditional Use Permit Compliance Review CUP-N-337-19: Joshua and Shannon Karl, applicants and owners. The property is described as Tax Lot 202 of Assessor’s Map 4N 25E 21, and is located on Kunze Lane adjacent to the intersection of Kunze Lane and S. Main Street, Boardman. Property is zoned Suburban Residential (SR) and is within the Boardman UGB. This is a review of a previously approved conditional use permit for a home occupation supporting the applicants towing and short-term storage of vehicles. Criteria for approval are found in the MCZO Article 3 Section 3.050 SR and Article 6 Conditional Uses.

Presented By: Katie Keely, Compliance Planner

Conditional Use Permit Compliance Review CUP-N-339-19: Cesar Andrade applicant, Victor Nunez owner. The property is described as tax lot 1600 of Assessor’s Map 5N 26 36BC. The property is zoned Rural Residential (RR) and located southwest of Irrigon on the south corner of Wagon Wheel Loop. This is a review of a previously approved conditional use permit for a home occupation supporting the applicants trucking business. Criteria for approval is found in the MCZO Article 3 Section 3.040 RR Zone and Article 6 Conditional Uses.

OTHER BUSINESS -Planning update

Correspondence-

**Public Comment
Adjourn**

Next Meeting: Tuesday, May 30, 2023, at 6:00 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: January 31, 2023, 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88418473795?pwd=OXZwdHV3L2VFZ1Y3b1g4TFBzYVM5UT09>

Meeting ID: 884 1847 3795

Passcode: 672266

Find your local number: <https://us02web.zoom.us/j/kcOE8wZsbl>

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.



PLANNING DEPARTMENT

**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, January 31, 2023, 7:00 pm
Morrow County Bartholomew Building
Heppner, OR**

(Meeting was held in person and through video conference via Zoom in Irrigon)

Morrow County Planning Commissioners Present: John Kilkenny, Wayne Seitz,
Brian Thompson

Attendance via Zoom: Stanley Anderson, Charlene Cooley, Karl Smith, Stacie Ekstrom

Excused Absent: Commissioner Killion and Commissioner Peterson

Morrow County Staff Present: Director Mabbott, Michaela Ramirez, Office Manager

Morrow County Staff Attendance via Zoom: Stephanie Case, Planner II-Zoom, Stephen Wrecsics,
GIS Planning Tech-Zoom, Katie Keely, Compliance Planner -Zoom, Dan Kearns, Counsel – Zoom.

Call to Order-meeting was called to order at 7:00 PM by Commissioner Seitz

Roll Call

The Pledge was recited.

Election of Officers- Commissioner Seitz nominated Commissioner Ekstrom for the Chair position and was seconded by Commissioner Thompson. Commissioner Seitz nominated Commissioner Kilkenny for Vice Chair and Commissioner Thompson seconded it. No other nominations were made and it was a unanimous vote for both positions.

Approval of Minutes: Chair Ekstrom gave a minute so that everyone glanced through December's minutes and then Commissioner Seitz moved for approval and Commissioner Thompson seconded the motion. They were unanimously approved.

PUBLIC HEARINGS Chair Ekstrom read the Planning Commission statement and Hearing Procedures. Chair Ekstrom if there were any conflicts of interest, in Heppner there were none, Stephanie responded and said there were none in Irrigon.

Replat R-N-080-23: Dixie Earle and Cynthia and Barry Turner, Applicants and Owners. Planner Stephanie Case gave the staff report. The properties are described as tax lot 400 of Assessor's Map 5N 26E 23C and tax lot 1302 of 5N 26E 23B. The properties are zoned Rural Residential (RR) and located north of Washington Lane between West Seventh Road and Steagall Road. The request is to adjust a shared property line via replat. Criteria for approval includes Morrow County Subdivision

Ordinance Section 5.075 Replatting and Morrow County Zoning Ordinance (MCZO) Section 3.040 Rural Residential Zone. She pointed out that there was a change in configuration per the surveyor. She went on to ask if there were any questions. Director Mabbott commented that Parcel 2 is going to have a slight change that she hadn't noticed. Stephanie responded that the surveyor Matt Kenny had sent her the change the same day as the meeting and that both parties agreed with the change. Planner Case went on to explain that there is an existing fence, the 25-foot easement, that the access to Washington Lane has not changed, and that the access on Montana for Parcel 1 has not changed either. Chair Ekstrom asked if anyone had any comments and there were none. Chair Ekstrom asked if there was any applicant testimony or questions. There was none. Chair Ekstrom asked if the Commission had any questions.

Commissioner Seitz asked if there would be an amendment added to the Findings. Director Mabbott responded that it is just a revised plot plan and if he (Commissioner Seitz) was inclined to approve it that the changes would be with the revised plot plan. Chair Ekstrom asked if there was anyone in opposition. There was no one in opposition. Chair Ekstrom also asked if there was anybody with neutral comments. There was none. Chair Ekstrom closed the hearing and called for a motion. Commissioner Seitz made the motion to approve the motion R-N-080-23 with the revision and Commissioner Kilkenny seconded. Chair Ekstrom called for a vote. All Commissioners voted in favor and the motion R-N-080-23 passed unanimously.

Variance V-S-047-23: Allstott Construction LLC., Applicant. Mike and Christy Correa, Owners. GIS Planning Tech Stephen Wrecsics gave the staff report. The property is described as Tax Lot 1100 of Assessor's Map 2S 26E 34DD. The property is zoned Suburban Residential. The request is for a variance to setbacks stipulated in MCZO Section 3.020H Setback Requirements to site a shop. Criteria for approval include MCZO Article 7 Variances. GIS Planning Tech Wrecsics pointed out that he didn't get any opposition from his mailings or publications and asked if anyone had questions. Chair Ekstrom asked if anyone had any opposition or questions from applicants in Heppner. Director Mabbott pointed out there were no guests. Chair Ekstrom commented there were no guests so we would skip the through comments or questions so she would close that part.

Commissioner Seitz said he wasn't clear by looking at the map of the location of existing or adjoining structures and if there was a fire hazard. GIS Planning Tech Wrecsics responded that the map was an old image and pointed out that the adjoining structure was not there anymore. He also pointed out there were other structures on the map that no longer existed. Commissioner Seitz asked if both landowners have garages that were touching. GIS Planning Tech Wrecsics responded that the garages were very close and one of them no longer existed. Chair Ekstrom asked for additional questions and there were none. Chair Ekstrom called for a motion. Commissioner Seitz moved to approve the motion V-S-047-23 and Commissioner Thompson seconded it. Chair Ekstrom called for a vote. Planning Commission voted unanimously in favor of the motion.

Chair Ekstrom introduced the next item on the Agenda. Director Mabbott commented that meetings are better when everyone is together, so for future Planning Commission Meetings, she asked Commissioners to try to attend in person at one location, rather than two. And Zoom is now permanently an option for remote participation. Director Mabbott welcomed the new Planning Commissioners. Commissioner Charlene Cooley introduced herself. Commissioner Elizabeth Peterson was absent. Director Mabbott suggested that Planning Commission meetings begin at 6 O'clock. Everyone at the meeting agreed to the new time. The new schedule for the year was handed out.

OTHER BUSINESS -Planning update

Correspondence-

Population Data -Director Mabbott commented that she and Stephen worked on a memo for the CREZ Board.

- Water Planning and Land Use Planning-Director Mabbott commented that she is on the Oregon Water Resources Department Rule Advisory Committee. The state is looking at changing criteria and processes for establishing new Critical Groundwater Boundaries. Morrow county has four 4-
- Morrow County Water Coordinator. Director Mabbott says the water coordinator services will help the Board of Commissioners with policies. The county hired GSI Water Solutions, Inc. which is familiar with our basin so they are a good choice. GSI Solutions will be attending a Board of Commissioners work session via zoom on February 8th, if anyone is interested. The Board is looking to form a Water Committee to inform the public.
- Planner Case reported that she held a stakeholder's meeting and shared information about the Heritage Trail interpretive panels and has applied for a couple of grants. One of the grants will help with accessibility to the trail. She invited anyone who is interested to participate in future meetings.

Planner Case asked Chair Ekstrom how she would like to receive the findings (to sign). Chair Ekstrom responded that she preferred email. Director Mabbott welcomed and thanked the Chair and Vice Chair for accepting the positions.

Public Comment: There were none

Adjourn: Meeting adjourned at 7:36 PM

Next Meeting: Tuesday, February 28, 2023, at 7:00 p.m. Meeting is canceled due to no Planning Commission permit actions. The March meeting will be held in Heppner, OR in the Bartholomew Building.