



PLANNING DEPARTMENT

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

**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, August 29, 2023, 6:00 p.m.
Morrow County Government Center, Irrigon, Oregon
(All meetings will be offered through video conferencing via Zoom)**

Morrow County Planning Commissioners Present: Chair Stacie Ekstrom, Mary Killion, Stanley Anderson, Karl Smith, Charlene Cooley

Attendance via Zoom: John Kilkenny, Wayne Seitz

Morrow County Staff Present: Tamra Mabbott, Planning Director, Michaela Ramirez, Administrative Assistant, Stephen Wrecsics, Katie Keely, Compliance Planner, Landon Jones, Caren Cardenas

Called to Order: Meeting was called to order by Chair Ekstrom at 6:01 PM.

Roll Call

The Pledge of Allegiance was recited.

Approval of Minutes: Chair Ekstrom asked if there was a motion to approve the minutes from the August meeting.

Commissioner Smith motioned to approve July 25th Minutes.

Commissioner Cooley seconded the motion.

Chair Ekstrom asked for a vote of approval of July's Minutes. All approved and the motion carried.

Public Hearings: Chair Ekstrom read the Planning Commission Statement and Hearing Procedures and asked if there were any conflicts of interest on part of the Commissioners, there were none.

Presented By: Compliance Planner Keely

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. The 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 applicant's 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. Compliance Planner Keely gave an update and presented the Planning Commission with three options for the Conditions of approval: One-find that the applicant is not in compliance with the original permit and the conditions of approval and revoke the permit, Two-find that the applicant can meet the conditions of approval and renew for one year or continue the hearing and allow time to get permits so that the applicant could get into compliance with the conditions of approval. Her recommendation to the Planning Commission was option two. The applicant could meet the conditions of approval and she would continue to do checkups on the property and review in a year. Compliance Planner Keely shared photos of the improvements on the property.

Chair Ekstrom invited the applicant and proponents to present testimony and evidence.

Josh Karl, 70270 Kunze Ln, Boardman, OR 97818. Mr. Karl wanted to make everyone aware that his son was currently employed through him.

Compliance Planner Keely replied that it was ok because that was worded in the conditions.

Mr. Karl continued and said his son would be working in the yard in Hermiston once that was approved. He stated he had filled out the applications and was told he needed to survey the property. He contacted a surveyor and he was told that he would make a preliminary drawing to get the ball rolling. He hoped to be on the property before the end of the year.

Chair Ekstrom asked the Commission if they had any questions.

Commissioner Killion asked how a record was being kept of how long the vehicles were being stored.

Compliance Planner Keely responded that the applicant allowed her to come onto the property to take notes of any and all changes.

Mr. Karl said there was only one vehicle that was past its date.

Chair Ekstrom asked if there were any opponents, there were none, nor were there any interested parties or comments.

Director Mabbott pointed out that Mr. Karl had been very cooperative. The Planning Department helped him with his application for Umatilla County. She also mentioned the Zoning Permit he had applied for was not approved because he was under review for code violations.

Compliance Planner Keely responded that they would be able to approve the permit because he had complied with the conditions.

Chair Ekstrom asked if there was anyone who wanted to continue or hold the record open. There were none and the record was closed. She then asked for a motion.

Commissioner Seitz moved to motion and go with option two- if they could find the applicant could meet the conditions of approval and renew for one year.

Commissioner Killion seconded.

Chair Ekstrom asked for a vote. Everyone approved, motion was carried.

Director Mabbott asked the Planning Commission if they wanted to see how things were going in a year or did they want to defer that to the Compliance Planner.

Chair Ekstrom said things were good so far and the Planning Department could continue to review after a year.

Director Mabbott suggested we move to item C because we were ahead of schedule.

Chair Ekstrom agreed.

Director Mabbott spoke about the spreadsheet on pages 76 and 77. It was a summary that may or may not pertain to Morrow County.

Commissioner Kilkenny asked Director Mabbott to clarify the different high-value versus cultivated certain soil types. What are those things--- when solar farms are beginning to be located around the North Plex area and would that be cultivated certain soil types or would that be high-value?

Director Mabbott responded she thought most of those would be in the mid category because they grow a crop and in an American Viticulture area. She noted that should would share the matrix to show what that means.

Commissioner Kilkenny responded he was curious how our county would fit into that. He figured the soil would be high valued and wasn't sure what the state meant by that.

Director Mabbott explained some information about the soils and continued with the spreadsheet on page 78.

Chair Ekstrom shared information on the mapping of how insurance works.

Director Mabbott continued with page 78 of the spreadsheet.

Commissioner Killion responded that her theory was that Morrow County does not have an elderly facility available. She thought they could come up with zoning that was practical and reasonable once the water situation was figured out and how they were going to address it. She felt there was a big need for accessory dwellings.

Chair Ekstrom advised we should go to the Rural Transit Equity presentation in case the internet is lost again.

Director Mabbott introduced the Rural Transit Team- Grace Donovan, the Director of Rural and Vitality Center, Madeline Phillips Program Manager of the Transportation Program, Daniel Costie Master of Public Policy Program,

Madeline Phillips Program Manager of the Transportation Program. She explained what her work entails. She serves Rural Communities. She presented an overview of the work they had done here in Morrow County.

Grace Donovan, worked with the final and present Rural Transportation Equity in Morrow County, results and recommendations. She Introduced the Agenda (presentation), Project Purpose, Future and Current Service Offerings, Data Collection Processes.

Dr. Costie read from slide-after talking with people-what did we learn?

Grace Donovan read from slide-Recommendations 1-5

Dr. Costie shared data on a map-Hopper Route.

Grace Donovan read Recommendations slide number 6.

Madeline Phillips pointed out to the Commissioners that they made great efforts to reach communities who normally don't participate or had a hard time reaching. She also pointed out that these efforts would help funding for the project, especially from the state, STIF, State Transit Improvement Fund. Morrow County has a great opportunity to capitalize on these funds because of their growth in population. This work sets the County up very well so that they can access funds for Park and Ride, transit stops, and bus shelters. The County has very strong engagement from employers offering vanpools. She wanted to highlight the great opportunity the relationship between housing and transportation.

Grace Donovan pointed out that the presentation would be offered in September and Dr. Costie would post it on the dashboard.

Director Mabbott shared that this was a good team to work with. She spoke about the Loop and said they would be sharing this information with Kayak, which is provided by the Confederated Tribe. Almost three hundred responded she thought that was really big, she didn't expect that many. The companies they reached out to were very helpful and cooperative.

Commissioner Killion commented that it was a Morrow County survey and yet the people from out of the County were being counted. Her question was, how does that work for Morrow County?

Director Mabbott pointed out they surveyed people who lived and worked here and when they saw the initial set of returns on the survey they saw it was very employer heavy and they leaned on Euvalcree. Euvalcree aimed the survey towards people who needed transportation other than work. They reached out to people in the Health Clinics and the Boardman and Irrigon Food Pantries.

Commissioner Killion suggested talking to businesses supplying a driver for van transportation services.

Grace Donovan explained that many of their employees were very young and they were looking into it.

Commissioner Killion wondered if there was a way they could coop with them somehow because there was a need.

Madeline responded that employers were working on training drivers for vanpools. They highlighted this in their report. She said businesses had a great opportunity to be reimbursed or get help with funding.

Dr. Costie spoke about helping with the Spanish marketing campaign. He also pointed out that if you looked at the dashboard it would give a better understanding of the needs of who used public transit. He offered to change the dashboard if there were any suggestions.

Director Mabbott pointed out that the dashboard would not be on the County website but there would be a link on the report.

Madeline said it would be a downloadable file on the county website and not embedded on any website and it would also be anonymous.

Director Mabbott said that this also projected Boardman's housing. Where would they put people who were in need of housing? She mentioned when she first came to the County they suggested they were going to put up housing out by the truckstop but there weren't any services out there. Transportation would be out of reach. She also spoke about how people asked about the Heritage Trail.

Grace commented that there was a lot of awareness of the Heritage Trail and wondered about its accessibility.

Director Mabbott asked the Planning Commission if they had any questions. No one did. She went on and spoke about the Heritage Trail and found, through the survey, people were using it and she also just found out they just received a grant to help fund it.

Grace Donovan said they found out the people were very interested in the Trail. Pointed out that there were students who were very involved with the project and it was a great opportunity for them to work on something like this.

Madeline thanked everyone who helped and worked on the project.

Commissioner Cooley shared her personal experience with public transportation.

Director Mabbott continued with her presentation on page 78 of the Land Use Legislation. This topic was about RV's. She said that this could be a touchy topic because currently there were code cases that Compliance Planner Keely was working on. She thought there were about 20 cases, and most of them had to with not being hooked up to sewer.

Commissioner Smith commented that RVs were an issue because many locals had family members who couldn't afford housing.

Chair Ekstrom thought it was a public health issue because of the sewer.

Commissioner Smith asked how far out of town would one have to go so that it wasn't an issue.

Chair Ekstrom responded that no matter where you were it's always an issue.

Director Mabbott responded that there weren't any cities in the county that extend sewer or water outside the city limits.

Commissioner Killion spoke about allowing accessory dwellings so that family members could live on the same property.

Commissioner Smith responded that it works for people in Salem but not in Morrow County it makes a hardship for a lot of people.

Commissioner Killion commented that the whole transit thing reflects the housing situation which isn't being resolved because 500,000-dollar homes are being built.

Compliance Planner Keely shared that it's okay when she sees RVs that are temporarily parked, it's when she sees thirteen RVs parked in a single dwelling property and one of them has six to seven people living in it. She also said that if an RV is needed for a short time people can apply for a hardship.

Director Mabbott asked if the Commissioners would like to see the language where they would permit to have at least one RV.

Commissioner Smith responded yes.

Director Mabbott commented that they would work on some language for the RV topic. She continued to read on pages 79, 80, and 81, then moved on to the spreadsheet on page 83-85.

Compliance Planner Keely commented that one RV is the max that people should have.

Commissioner Anderson commented that maybe more dump stations should be made.

Director Mabbott responded that in the wintertime, people were not going to want to move everything they had built around the RV to go dump.

Commissioner Kilkenny agreed that only one RV should be allowed.

Director Mabbott pointed out pages 79-80 and what they pertained to. She continued with the 2019 bills. She then continued with trucking businesses that aren't allowed in the Rural Residential Zones.

Commissioner Smith commented that there were no Trucking businesses allowed but farm animals were.

Director Mabbott explained that farming is a use allowed and having a truck is allowed and hard to enforce.

Commissioner Smith pointed out that the trucks were needed because they were ag-related and the farms here need them. They didn't need them in Salem because everybody there had lots of acres. He said the people here who have trucks are filling a void that is needed and can't afford to pay Port prices for property. Amazon and Tillamook are big companies that can afford those prices.

Director Mabbott replied that we had an open house for people who had businesses in Rural Residential Zones. The Planning Department did try and help them with ideas of where to look for property for their businesses. She went on to explain Exclusive Farm Use and how they could build a shop so that they could work on their equipment.

Compliance Planner Keely explained that the businesses were very prominent and had way too many pieces of equipment and they caused damage to the roads and waste. She said neighbors were complaining about having to live with all the noise and damage.

Commissioner Killion pointed out that we had to meet in the middle because the trucking businesses are critical to our area.

Compliance Planner Keely explained that there was a big difference between having one and twenty pieces of equipment.

Commissioner Cooley commented that there was a lack of knowing what the laws were. Landowners figure that it is their property and they could do what they wanted with it.

Director Mabbott responded that they reached out to the communities to make them aware of the zoning rules.

Compliance Planner Keely went into more detail about what type of open house that was offered and pointed out that the Planning Department didn't want to close anyone's business down.

Director Mabbott said that Compliance Planner Keely did send a reminder out and if nothing came of it the next letter would be a court date. She also said they turned a negative into a positive and gave an example of what happened in that particular situation. She also mentioned she spoke to the Port about it.

Commissioner Smith commented that if these businesses left the auto part stores would follow.

Director Mabbott said she would be reaching out to the City of Boardman on the matter.

Commissioner Killion asked if there could be a map made up of properties that were available.

Chair Ekstrom responded that it would be a privacy issue.

Director Mabbott spoke about a trucking company that the Planning Department had helped out.

Commissioner Killion said they, the Planning Commission and Department, are in the business of developing the county and they do need to find a solution for the development of the zoning situation.

Commissioner Smith agreed. He also commented that maybe things should be more flexible.

Director Mabbott said that she was sure there were probably businesses that do go under the radar.

Caren Cardenas shared information on page 85 of the packet and Director Mabbott spoke a little from the same page.

Director Mabbott shared with the Planning Commission that there were no permits for the September Planning Commission meeting so in October the Planners would share more code updates.

Chair Ekstrom commented she would be okay not having a meeting in September (there were no applications) and closed the meeting at 8:00 pm.