

**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, March 26, 2024, 6:00 pm
Morrow County Government Center
215 Main Ave Irrigon, OR**

COMMISSIONER PRESENT:

Stanley Anderson
John Kilkenny, Vice Chair
Mary Killion
Elizabeth Peterson
Karl Smith
Brian Thompson

COMMISSIONERS ABSENT:

Charleene Cooley
Stacie Ekstrom, Chair

ATTENDANCE via ZOOM:

Tripp Finch

STAFF PRESENT:

Tamra Mabbott, Planning Director
Daisy Goebel, Principal Planner
Stephen Wrecsics, GIS Analyst
Landon Jones, Planning Tech
Michaela Ramirez, Administrative Asst

1. CALL TO ORDER

Vice-Chair Kilkenny called the meeting to order at 6:03 PM

2. ROLL CALL

3. PLEDGE

4. APPROVAL OF FEBRUARY MINUTES

Recommended Action: Approve

Motion: approve minutes.

Motion by: Commissioner Peterson

Seconded by: Commissioner Thompson

Vote: All approved

Action: Motion carried

5. PUBLIC HEARINGS:

Principal Planner Daisy Goebel presented: AC-153-24 Comprehensive Plan Amendment; Goal Exception. Passage Solar- OneEnergy Inc., Applicant.

Request: Goal 3 exception required to impact up to 753 acres of Farmland for the construction and operation of a 120-MW solar photovoltaic energy generation facility within the Exclusive Farm Use (EFU) zone. The property is located ±17 miles southeast of Hermiston and ±22 miles southeast of Boardman (Tax Lot 1200 of Assessor's Map 03N27 & Tax Lot 100 of Assessor's Map 02N27). Applicable Criteria include Morrow County Zoning Ordinance (MCZO) Article 8 Amendments and Oregon Administrative Rules (OAR) 660-004-0010.

Vice-Chair Kilkenny opened the testimony part of the Public Hearing.

Questions or Comments for Staff by Commissioner: None

Testifying Parties:

Applicant/Representatives

Nathan Stottler, Associate Director, 2003 Western Ave Ste. 225, Seattle, WA 98121.

Tanner Gillespie, Project Manager, 2003 Western Ave Ste. 225, Seattle, WA 98121.

Elaine Albrich

Nathan Stotter and Elaine Albrich presented a PowerPoint (see attached) in regards to sheep grazing plans One Energy has for the acreage stated above.

Questions or Comments for the Applicant by Staff: Planning Director Mabbott

Questions or Comments for the Applicant by Commissioners: Vice-Chair Kilkenny, Commissioners Killion, Thompson

General Public: None

Questions or Comments for Applicant by Commissioners: Commissioner Vice-Chair Kilkenny

Rebuttal by Applicant: Nathan Stottler (explained the hydro-mulch and could add as a condition)

With no further questions, and no request to continue the hearing or leave the record open, Vice-Chair closed the public hearing.

Recommended Action: Recommend to the Board of Commissioners to approve AC-153-24 Comprehensive Plan Amendment; Goal Exception. Passage Solar- OneEnergy

Motion: To approve AC-153-24 Comprehensive Plan Amendment; Goal Exception. Passage Solar- OneEnergy

Motion by: Commissioner Thompson

Seconded by: Commissioner Smith

Vote: All voted, Commissioner Finch abstained from voting

Action: Approved to move to Board of Commissioners

Principal Planner Daisy Goebel presented: CUP-N-364-24 Passage Solar- OneEnergy Inc., Applicant

Request: Conditional Use Permit for the construction and operation of a 120-MW solar photovoltaic energy generation facility within the Exclusive Farm Use (EFU) zone. The property is located ±17 miles southeast of Hermiston and ±22 miles southeast of Boardman (Tax Lot 1200 of Assessor's Map 03N27 & Tax Lot 100 of Assessor's Map 02N27). Criteria for approval are found in MCZO Article 3 Section 3.010 and Article 6 Conditional Uses.

Vice-Chair Kilkenny opened the testimony part of the Public Hearing.

Questions or Comments for Staff by Commissioner: None

Testifying Parties:

Applicant/Representatives

Elaine Albrich spoke on the CUP (presentation)

Questions or Comments for the Applicant by Commissioners: Commissioners Thompson, Killion, Vice-Chair Kilkenny, Peterson, Thompson

Proponents:

Cameron Krebs, 68171 Kunze Lane, Boardman, OR 97818.

Tim Rust, 77252 Mader Rust Lane, Echo, OR 97826

Questions or Comments for the Applicant by Commissioners: Commissioner: Killion, Commissioner Smith

Rebuttal by Applicant:

Elaine Albrich

Nathan Stotter, Associate Director, 2003 Western Ave Ste. 225, Seattle, WA 98121.

Additional Questions of Staff by Commissioners: None

Vice-Chair Kilkenny asked if there was anyone who wanted to hold the record open.

Motion to close the hearing:

Motion by: Commissioner Peterson

Seconded by: Commissioner Thompson

Vote: All approved

Discussion on Motion:

Director Mabbott made it known that there were 2 separate actions:

1. To accept the findings and recommend to the Board of Commissioners to approve AC-153-24.
2. To accept the findings with minor changes to:
 - Condition 3 with the Goal 3 Exception Supplemental Information on Agrivoltaics packet presented.
 - Condition 7 changes Bond language. Not before construction, the applicant should submit proof of bonding at the end of year 10.
 - Condition 10, recommended by the fire marshal, to allow a 26-foot fire buffer as an alternative to having a non-combustible base.

Elaine Albrich added that before construction, instead of requiring an Agricultural Mitigation Plan, a grazing program be implemented in the vegetation and the weed program. She also suggested requiring the applicant to include success criteria in the sheep grazing program. If the success program does not meet the criteria then it is suggested to amend and propose different alternatives. See attachment

Recommended Action: To approve CUP-N-364-24 minor changes to conditions 3, 7, and 10

Motion: To approve CUP-N-364-24 Passage Solar- OneEnergy Inc. with the minor changes to conditions 3, 7, and 10

Motion by: Commissioner Thompspon

Seconded by: Vice Chair Kilkenny

Vote: All approved

Action: approved.

GIS Analyst Wrecsics presented CUP-S-365-24 Jacob Trahan Applicant and Owner

Request: The property is described as Tax Lot 2005 of Assessor's Map 1S 25E, and is located approximately two miles west of the Town of Lexington on Highway 74. The property is zoned Exclusive Farm Use (EFU) and is outside the Lexington UGB. The request is to allow a Home Occupation by Conditional Use. Criteria for approval are found in the MCZO Article 3 Section 3.010 and Article 6 Conditional Uses.

Vice-Chair Kilkenny opened the testimony part of the Public Hearing.

There were no proponents or opponents.

Questions or Comments for Staff by Commissioner: Vice Chair Kilkenny, Commissioner Peterson, Commissioner Thompson, Commissioner Killion

Vice Chair Kilkenny asked if the applicant had any questions or staff questions. Closed the public hearing.

Recommended Action: To adopt findings with a new condition. Condition 3: signage along the highway will require ODOT approval.

Motion: To approve CUP-S-365-24 with the condition of approval that the applicant obtain permission from the Oregon Department of Transportation to post a business sign and adopt the findings.

Motion by: Commissioner Thompson

Seconded by: Commissioner Peterson

Vote: All approved,

Action: Approved.

Other Business: March Planning Update

Correspondence: None

Public Comment: None

Adjourned: Meeting adjourned at 8:18 PM

Next Meeting: Tuesday, April 30, 2024, at 6:00 p.m. The next meeting will be held in Heppner, OR in the Bartholomew Building.

Respectfully submitted,

Michaela Ramirez