



PLANNING DEPARTMENT

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**Minutes of the Public Hearing of the
Morrow County Planning Commission
Tuesday, August 29, 2017, 7:00 p.m.
Port of Morrow Riverfront Center, Boardman, Oregon**

Morrow County Planning Commissioners Present: Chair Jeff Wenholz, Ken Bailey, Clint Carlson, Kathy Neal, Sue Oliver, Wayne Seitz, Rod Taylor

Members Excused: Vice Chair Mifflin Devin, Greg Sweek

Morrow County Staff Present: Carla McLane, Planning Director; Stephanie Loving, Planner I; Stephen Wrecsics, GIS Planning Technician; Justin Nelson, County Counsel

The Pledge of Allegiance was recited.

Approval of Minutes:

Commissioner Neal moved to approve the Minutes of July 11, 2017 and July 25, 2017 as amended to reflect a spelling correction. Commissioner Carlson seconded. Commissioner Oliver abstained from the July 11, 2017 minutes due to her absence. Motion carried.

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

Conditional Use Permit Amendment CUP-S-294(A): John Flynn, applicant, for Ruggs Ranch, owner. The property is described as portions of Tax Lot 1500, 1700, and 2401 of Assessor's Map 2S 24. The property is located 8 miles north of Ruggs off Rhea Creek Road, and is zoned Exclusive Farm Use (EFU). Request is to amend the 2012 approval for the hunting preserve and expand the size. Criteria for approval include Morrow County Zoning Ordinance (MCZO) 3.010(D)(11) and Article 6.

Planner Stephanie Loving presented the staff report. Commissioner Neal asked about the ownership of Tax Lot 1800 identified on the map as not part of the action and whether or not there is a dwelling on the property. Director McLane responded that the property is owned by the Lone School District and does not currently have a dwelling on it. Commissioner Carlson commented that there is a dwelling near the property on Tax Lot 1304 that would only be about 500 feet away from the proposed property and that the applicant should be aware of it's location.

Opened the testimony portion of the Public Hearing.

None in favor, neutral, or opposition.

Closed the public testimony portion of the hearing.

Commissioner Carlson moved to approve CUP-S-294(A). Commissioner Taylor seconded the motion. All in favor. Motion carried.

Conditional Use Permit CUP-S-327: John Flynn, applicant, for Ruggs Ranch, owner. The property is described as tax lot 1500 of Assessor's Map 3S 26. The property is on Highway 207, just south of Heppner, and is zoned EFU. Request is to approve a hunting preserve. Criteria for approval include MCZO 3.010(D)(11) and Article 6.

Planner Stephanie Loving presented the staff report and Commissioner Carlson made note that the map does not identify the recently approved gravel pit.

Opened the testimony portion of the Public Hearing.

None in favor, neutral, or opposition.

Closed the public testimony portion of the hearing.

Commissioner Oliver moved to approve CUP-S-327. Commissioner Carlson seconded the motion. All in favor. Motion carried.

Property Line Adjustment by Replat R-N-048-17: VaData, applicant and owner. The properties are described as tax lots 103 and 104 of Assessor's Map 4N 26 07. The property is zoned Port Industrial and located south of Lewis and Clark Drive near the US Hwy 730 intersection. Request is to adjust property line north to shift parcel size. Criteria for approval includes the Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

GIS Planning Technician Stephen Wrecsics presented the staff report.

Opened the testimony portion of the Public Hearing.

None in favor, neutral, or opposition.

Closed the public testimony portion of the hearing.

Commissioner Oliver moved to approve R-N-048-17. Commissioner Neal seconded the motion. All in favor. Motion carried.

Audience Participation:

None

Other Business:

- Director McLane would like to have a more robust conversation about Renewable Energy in September.
- Planning Staff will be working toward the application and process for Agritourism with the changes to the Code.
- Housing is currently being evaluated across the state and should be considered as the next portion of the Comprehensive Plan to be updated.
- The Parks Master Plan will be coming in front of the Planning Commission soon.
- The Transportation System Plan needs a full update in the near future.

- The Planning Outreach Coordinator is working on a regular report that will capture the work that the department is doing and the decisions made.
- Potential discussion to Update the Code and add Decision Types in the future.
- B2H Amended Preliminary Application for Site Certificate is available for viewing on the website however it is not open for public comment, only agency comment at this time.

Adjournment:

Meeting was adjourned at 8:30 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, September 26, 2017 at 7:00 p.m. at the Bartholomew Building in Heppner, Oregon.

Respectfully Submitted,
Stephanie Loving