



PLANNING DEPARTMENT

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**Minutes of the Public Hearing of the
Morrow County Planning Commission
Tuesday, October 24, 2017, 7:00 p.m.
Port of Morrow Riverfront Center, Boardman, Oregon**

Morrow County Planning Commissioners Present: Chair Jeff Wenzholz, Ken Bailey, Clint Carlson, Kathy Neal, Sue Oliver, Greg Sweek, Rod Taylor

Members Excused: Vice Chair Mifflin Devin, Wayne Seitz

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 September 26, 2017. Commissioner Sweek seconded. Motion carried.

Planning Commission Chair Wenzholz read the Planning Commission Hearing Procedures.

Land Partition LP-S-460: Crum Ranches LLC, applicants and owners. The property is described as tax lot 700 of Assessor's Map 1S 24E. The property is zoned Exclusive Farm Use (EFU) and located on Johnson Grade Road, north of Ione. Request is to partition the property into three parcels. Criteria for approval includes the Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Planner Stephanie Loving presented the staff report. Commissioner Oliver asked about the requirement to remove land from the tax deferral program on the new non-farm parcels and Director McLane described the requirement because the parcels are being taken out of farm use which has an implication on the taxes.

Commissioner Neal recommended that access permits be required as part of obtaining access from Johnson Grade Lane. The findings were amended to reflect the change and a condition of approval was added that the applicant work with Public Works to obtain access permits.

Commissioner Oliver asked about the referral of the Preliminary Findings of Fact to the County Watermaster and whether or not there is an applicable water diversion plan. Director McLane responded to the process of working with the Watermaster if there are water concerns.

Opened the testimony portion of the Public Hearing.

None in favor or opposition.

Written comment received from Bobbi Childers and Rob Crum.

Closed the public testimony portion of the hearing.

Commissioner Neal moved to approve LP-S-460 with the addition of language requiring access permits from Johnson Grade Lane. Commissioner Carlson seconded the motion. All in favor. Motion carried.

Land Partition LP-N-461: Crum Ranches LLC, applicants and owners. The property is described as tax lot 4600 of Assessor's Map 1N 24E. The property is zoned Exclusive Farm Use (EFU) and located on Ella Road, approximately 2 miles north of Ione. Request is to partition the property into three parcels. Criteria for approval includes the MCSO Article 5 Land Partitioning.

Planner Stephanie Loving 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 Sweek moved to approve LP-N-461. Commissioner Bailey seconded the motion. All in favor. Motion carried.

Land Partition LP-N-462: Billy Griffin Jr, applicant and owner. The property is described as tax lot 315 of Assessor's Map 5N 26E 26. The property is zoned Rural Residential (RR) outside the Irrigon Urban Growth Boundary. The property is located on West Eighth Road, approximately 1 mile west of Irrigon. Request is to partition the property into three parcels. Criteria for approval includes the MCSO Article 5 Land Partitioning.

GIS Planning Technician Stephen Wreccsics presented the staff report. Commissioner Neal asked about the recommendation that parcels 1 and 2 share access due to the distance between access points and Director McLane offered an alternative to a shared access of parcel 1 gaining access from the new road dedication. There was discussion about the potential future development of the area and how access will be obtained due to the existing development pattern on surrounding properties.

Opened the testimony portion of the Public Hearing.

In favor: Billy Griffin, owner. Partitioning his property for his children and came to the hearing to answer any questions the Commission may have of him.

Nate Griffin, owner's son, asked what happens to the land that is dedicated to the public and whether or not they will still have to pay taxes on it. Director McLane responded with a description of how public dedications function.

None in opposition or neutral.

Closed the public testimony portion of the hearing.

Commissioner Oliver moved to approve LP-N-462. Commissioner Taylor seconded the motion. All in favor. Motion carried.

Audience Participation:

None

Other Business:

- Staff is coordinating with Dave Pranger, Morrow County Weed Manager, to participate in discussion at Planning Commission in December regarding Aggregate Quarry Weed Certification.
- Burke O'Brien, Public Works Director, has submitted his resignation effective November 30, 2017.

Adjournment:

Meeting was adjourned at 8:41 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, December 5, 2017 at 7:00 p.m. at the Bartholomew Building in Heppner, Oregon.

Respectfully Submitted,
Stephanie Loving