



PLANNING DEPARTMENT

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**Minutes of the Public Hearing of the
Morrow County Planning Commission
Tuesday, December 5, 2017, 7:00 p.m.
Bartholomew Building, Heppner, Oregon**

Morrow County Planning Commissioners Present: Chair Jeff Wenzholz, Vice Chair Mifflin Devin, Clint Carlson, Kathy Neal, Sue Oliver, Wayne Seitz, Greg Sweek

Members Excused: Ken Bailey, Rod Taylor

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

The Pledge of Allegiance was recited.

Approval of Minutes:

Commissioner Carlson moved to approve the Minutes of October 24, 2017. Commissioner Neal seconded. Motion carried.

Planning Commission Chair Wenzholz read the Planning Commission Hearing Procedures.

Hardship Variance HV-N-031-17: Kyle Sullivan and Krystal Carroll, applicants and Ruth Sullivan, owner. The property is described as Tax Lot 1207 of Assessor's Map 5N 26 25B and is zoned Suburban Residential within the Irrigon Urban Growth Boundary. Request is to approve a temporary hardship dwelling to allow care for an infirm relative. Criteria for approval include Morrow County Zoning Ordinance Article 7 Section 7.300 Special Uses.

Commissioner Wenzholz declared that his father was notified as an adjoining property owner for this application although it would not impact his impartiality. Commissioner Oliver also declared that the applicant was a wrestler with her son and that her relationship would not impact her impartiality to make a decision on the application. There were no audience objections to the Commissioners hearing and making a decision on the application. Planner Stephanie Loving presented the staff report. Commissioner Oliver raised issue with the expiration date on the permit being more than two years as the code requires an expiration in an odd-numbered year if approved in an odd-numbered year. The Commission discussed and decided that the best solution would be to make the permit effective on January 1, 2018 to allow the applicant a full 2 years before renewal is required.

Opened the testimony portion of the Public Hearing.

In favor: Kyle Sullivan, 275 W California Ave. Irrigon, Oregon. In favor of the application being approved effective January 1, 2018.

Bobby Veatch, owner of manufactured home that will be placed on the property, is in favor of the application as presented noting that the manufactured home is a double wide.

Written comment received from John Wenholtz in favor of the application.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Neal moved to approve HV-N-031-17 with a change to the Condition of Approval to reflect the permit to be valid from January 1, 2018 until January 31, 2020. Commissioner Sweek seconded the motion. All in favor. Motion carried.

Audience Participation:

None

Other Business:

1. There are a few Planning Commissioner Terms ending this month and staff has been actively recruiting to fill any potential vacancies.
2. One known application anticipated for January hearing and potentially another as the application deadline is still 2 weeks out.
3. BLM issued a Record of Decision for the B2H project, however there are still at least two more Federal Records of Decision that need to be completed.

Future Projects:

4. The Parks Master Plan and Transportation System Plan; Articles 4 and 5 of the Morrow County Zoning Ordinance; A public transit system; Consideration given to what updates to the Ordinances needs to be completed; Housing was discussed at length and the need for consistency in design standards in the Code; Planning Commission would like to make progress on the decision making process and clearly define Decision Types to establish a clear process.

Adjournment:

Meeting was adjourned at 9:08 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, January 23, 2018 at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman, Oregon.

Respectfully Submitted,
Stephanie Loving