



PLANNING DEPARTMENT

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**Minutes of the Public Hearing of the
Morrow County Planning Commission
Tuesday, June 27, 2017, 7:00 p.m.
Port of Morrow Riverfront Center, Boardman, Oregon**

Morrow County Planning Commissioners Present: Chair Jeff Wenholz, Vice Chair Mifflin Devin, Clint Carlson, Kathy Neal, Sue Oliver, Greg Sweek, Rod Taylor

Members Excused: Ken Bailey, Wayne Seitz

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

The Pledge of Allegiance was recited.

Approval of Minutes:

Vice Chair Devin moved to approve the Minutes of May 30, 2017. Commissioner Oliver seconded. Motion carried.

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

Land Partition LP-N-455 and Replat R-N-044-16: Mario Pacheco Mendoza, applicant and owner. The property is described as tax lot 1800 of Assessor's Map 4N 25 14. The property is zoned Farm Residential and located south of Wilson Lane at the Rippee Road intersection. Request is to partition a 20.17-acre parcel to create three parcels. Criteria for approval includes the MCSO Article 5 Land Partitioning. This is the fifth of at least five public hearings.

Director McLane presented a brief synopsis of the staff report including the attachments and comments from the previous hearings, which has been unchanged since the hearing in April.

Opened the testimony portion of the Public Hearing.

In favor: Veronica Pacheco and Citlali Mendoza, owners.

Would like to do a subdivision if there are going to be so many requirements and considered withdrawing this application but chose to move forward at this time. There was much discussion about the road dedication and development requirements, including who maintains the dedicated road.

Neutral: Gary Neal, neighbor. Commented that there is a lot more involved in a Subdivision process and that this may be a good alternative for what they want.

None in opposition.

Closed the public testimony portion of the hearing.

Commissioner Oliver moved to approve LP-N-455 and R-N-044-16 with the change to Condition of Approval 1 to state "The final partition plat shall identify the location of the federal improvements and their easements". Vice Chair Devin seconded the motion. All in favor. Motion carried.

Land Partition LP-N-459 and Replat R-N-047-17: Michael and Amanda Tobin, applicants and owners. The property is described as tax lot 701 of Assessor's Map 4N 25E 16. The property is zoned Suburban Residential-1 (SR-1) within the Boardman Urban Growth Boundary. This property is located on Olson Road, approximately 1 mile south of I-84 between Wilson Lane and Kunze Road. Request is to partition parcel 2 of Partition Plat 1992-7 into three parcels from the 11-acre parent parcel. Criteria for approval includes the MCSO Article 5 Land Partitioning.

GIS Planning Technician Stephen Wrecsics presented the staff report and attachments and detailed the proposal along with the comment letter from West Extension Irrigation District.

Justin Nelson, County Counsel, commented about the comment letter from West Extension Irrigation District dated June 27, 2017 because the applicant may require more time to review the comment letter due to the conditions on it.

Opened the testimony portion of the Public Hearing.

In favor: Michael and Kocus Tobin, owners. In favor of approval of the application.

Bev Bridgewater, West Extension Irrigation District. The comment letter is very thorough to assist the process and the federal easement is not for the Planning Department or Planning Commission to regulate. The area of this land partition is a water logged area and there are a lot of wet lands in the area that cannot be developed, however this property is not impacted with the problem.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Sweek moved to approve LP-N-459 and R-N-047-17. Commissioner Taylor seconded the motion. All in favor. Motion carried.

Subdivision SD-N-223: Ben Alan Svatonsky, applicant and owner. The property is described as tax lot 200 of Assessor's Map 5N 26 22. The property is zoned Rural Residential and located west of Irrigon on West Eighth Road approximately 1/4 mile north of Columbia Lane. Request is to subdivide a 11.48-acre parcel to create five parcels. Approval criteria are found in the MCSO.

Commissioner Oliver declared that she is a neighbor to the subject property and that her ability to hear the action is not affected by that. Planner Stephanie Loving presented the staff report and attachments and detailed the request. There was discussion about the access locations for the proposed lots and the internal road. Commissioner Sweek asked about a Road Maintenance Agreement and Commissioners recommended that a Road Maintenance

agreement be added as a condition of approval. Commissioner Oliver made a statement that the tentative plan requirements had not been met and requested staff address the criteria and bring the application back to the Planning Commission for consideration and that the applicant be present for the hearing.

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 continue SD-N-223 to July 25, 2017 at 7:00 p.m. at the Bartholomew Building in Heppner, Oregon. Commissioner Carlson seconded the motion. Commissioners Oliver and Carlson in favor, 5 opposed. Motion failed.

Commissioner Taylor moved to approve SD-N-223 with the addition of the road maintenance agreement requirement. Vice Chair Devin seconded the motion. 8 in favor, Commissioner Oliver opposed. Motion carried.

AZ-113-17 Zoning Ordinance Amendment: Port of Morrow, applicant. The proposal is to amend the Morrow County Zoning Ordinance (MCZO) removing Article 4 Supplementary Provisions Section 4.170 Site Development Review (SDR) and inserting it, with minor text changes, into Article 3 Use Zones Section 3.130 Speedway Overlay Zone. The effect of relocating the SDR requirements will be to make them only applicable to activities related to the siting of a major motor speedway which is why they were originally created when adopted in 2002. The only property the SDR requirements will be applicable to is Assessor's Map 4N 24 tax lot 110, zoned Air Light Industrial with the Speedway Overlay applied to it. Location of the property is south of Interstate 84 and west of Tower Road. Approval criteria are found at MCZO Article 8 Amendments. This is the first of at least two public hearings with the final public hearing in front of the Morrow County Board of Commissioners.

Commissioner Devin declared that he is an employee of the Port of Morrow but can take part in the hearing and be impartial. Commissioner Neal declared that she is married to the Port of Morrow General Manager but can be an impartial decision maker. Director McLane presented the staff report and distributed comments received from the Oregon Department of Transportation (in opposition) and Port of Morrow (responding to the ODOT comments) as well as memos from the Planning Department regarding Site Development review.

Opened the testimony portion of the Public Hearing.

Ron McKinnis, Port of Morrow Engineer. Provided testimony in support including rebuttal to the written comments provided by the ODOT.

None in opposition, other than the written testimony of ODOT, or neutral.

Closed the public testimony portion of the hearing.

Vice Chair Devin moved to recommend approval with changes of AZ-113-17 to the Morrow County Board of Commissioners. Commissioner Taylor seconded the motion. All in favor.

Motion carried.

Audience Participation:

None

Other Business:

- Joint meeting with Lone City Council scheduled for July 11, 2017 to consider an Urban Growth Boundary Expansion.
- One application set to be heard for the July 25, 2017 Planning Commission meeting, as well as a joint meeting with the Morrow County Board of Commissioners.
- Any Commissioners' binders need to be updated after adoption of the new Farm and Forest codes or the binders can be returned to Planning staff, with the exception of the Comprehensive Plan. Planning staff encourage the Commissioner's to consider using the Morrow County website as all of the Planning documents are now posted.

Adjournment:

Meeting was adjourned at 10:01 p.m.

A special meeting of the Morrow County Planning Commission held with the Lone City Council to consider an Urban Growth Boundary expansion is scheduled for Tuesday, July 11, 2017, at the American Legion Hall in Lone, Oregon.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, July 25, 2017 at 7:00 p.m. at the Bartholomew Building in Heppner, Oregon.

Respectfully Submitted,
Stephanie Loving