



## PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the  
Morrow County Planning Commission  
Tuesday, February 27, 2018, 7:00 p.m.  
Bartholomew Building, Heppner, Oregon**

**Morrow County Planning Commissioners Present:** Vice Chair Mifflin Devin, Sue Oliver, Clint Carlson, Michelle Seeley, Wayne Seitz,, Greg Sweek

**Members Excused:** Chair Jeff Wenholz, Rod Taylor

**Morrow County Staff Present:** Carla McLane, Planning Director; Stephen Wrecsics, GIS Planning Technician

The Pledge of Allegiance was recited.

**Election of Officers:**

Commissioner Carlson made a motion to elect the same slate of officers for 2018. Commissioner Sweek seconded. Motion carried.

**Approval of Minutes:**

Commissioner Sweek moved to approve the Minutes of December 5, 2017. Commissioner Carlson Seconded. Motion Carried. Commissioner Carlson moved to approve the Minutes of January 23, 2018, Commissioner Seitz Seconded. Motion Carried. Commissioner Oliver abstained due to her absence at the January meeting.

Planning Commission Vice Chair Devin read the Planning Commission Hearing Procedures.

**Land Partition LP-N-463: Umatilla Electric Cooperative Association, applicant and Madison Ranches, owners. The property is described as tax lot 1102 of Assessor's Map 3N 27E. The property is zoned Exclusive Farm Use (EFU) and located approximately 1 mile south of Homestead Lane. Request is to partition the property into two parcels. Criteria for approval includes the Morrow County Zoning Ordinance (MCZO) Article 3, Section 3.010 Exclusive Farm Use and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.**

Director McLane presented the staff report and described the request.

Opened the testimony portion of the Public Hearing.

In favor: Wendy Neil, Land Use Specialist for Umatilla Electric Cooperative provided information about the agricultural need for the project.

None in neutral or in opposition.

Closed the public testimony portion of the hearing.

Commissioner Oliver moved to approve LP-N-463. Commissioner Carlson seconded the

motion. All in favor. Motion Carried.

**Land Partition LP-S-464/R-S-049: William and Nancy Jepsen, applicant and owners. The property is described as tax lots 2801 and 2800 of Assessor's Map 3S 24E. The property is zoned EFU and located off Bergstrom Lane approximately 3 miles north of the Liberty School Road and Highway 206 intersection. Request is to replat parcel 1 of Partition Plat 1997-11 into three parcels. Criteria for approval includes the MCZO Article 3 Section 3.010 EFU and MCSO Article 5 Land Partitioning.**

GIS Planning Technician Stephen Wreccics presented the staff report and described the request.

Opened the testimony portion of the Public Hearing.

In favor: William Jepsen, applicant and owner, provided information about the need for the land partition.

None in neutral or in opposition.

Commissioner Sweek moved to approve LP-S-464/R-S-049. Commissioner Carlson seconded the motion. All in favor. Motion Carried.

**Morrow County Zoning Ordinance Article 9 Work Session:**

Director McLane introduced Darrell Green as the new Morrow County Administrator. Discussion on the need to update job titles and who is responsible for issuing permits currently listed under Article 9. Changes to these sections will need to reflect current practices. Improvements to Section 9.045 Completeness Review are needed. Section 9.060 Sewage Disposal Approval could be moved to Article 1. Some revocation requirements should be addressed in Article 7 as well. Article 9 needs to address how the county makes decisions by establishing a framework. Planning Commission requested a list of planning department decisions to draft a matrix for Decision Types to be placed in Article 9.

**Audience Participation:**

None

**Other Business:**

- 5 action items for the March meeting.
- Email from the Black Mountain Water District. This email generated public responses directed at Commissioners Seitz and Sweek regarding general opposition to wind development in or around the Black Mountain Water District.
- Conversation on financial assurance component for solar and wind projects for March meeting.
- Potential open house directed at Renewable Energy projects in Morrow County. Comments were made that any open house should provide the public an opportunity to voice concerns so long as those concerns are voiced in a substantive manner. Commissioners should identify 3-5 topics for the public to have something to comment on. Renewable Energy open house should be attended by the Planning Commission as well as the Board of Commissioners. Wind standards and public meeting ethics should be reviewed by commission members prior to a wind project and open house.
- Updates to Article 9, primer for Renewable Energy, 5 year plan are tentatively scheduled for March meeting.
- County is moving into budget season.

- Recruitment for the Public Outreach Coordinator continues.
- Request for .5FTE to 1.0FTE for Office Assistant in Planning Department.
- Status of north end building plans and Public Works building outside of Boardman.
- Close to releasing the RFP for Buildable Lands Inventory.
- Short discussion on ex parte communication regarding contact with the public and commissioners.

**Adjournment:**

Meeting was adjourned at 9:00 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, March 27, 2018 at 7:00 p.m. at the Riverfront Center, Boardman Oregon.

Respectfully Submitted,  
Stephen Wreccics