



PLANNING DEPARTMENT

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AGENDA

Morrow County Planning Commission
Tuesday, March 27, 2018, 7:00 pm
Port of Morrow Riverfront Center
Boardman, Oregon

Members of Commission

Jeff Wenholz, Chair
Sue Oliver
Greg Sweek

Mifflin Devin, Vice Chair
Michelle Seeley
Rod Taylor

Clint Carlson
Wayne Seitz
Brian Thompson

Members of Staff

Carla McLane, Planning Director
Stephen Wrecsics, GIS Planning Tech

Stephanie Loving, Planner I
Justin Nelson, County Counsel

1. Call to Order
2. Roll Call
3. Pledge of Allegiance: "I pledge allegiance to the flag of the United States of America and to the republic for which it stands: one nation under God, indivisible with liberty and justice for all."
4. Minutes: February 27, 2018
5. Public Hearings to begin at 7:00 pm (COMMISSION ACTION REQUIRED):

Land Partition LP-N-465: Neila and James Coffman, applicants and owners. The property is described as tax lot 1400 of Assessor's Map 5N 26E 23A. The property is zoned Rural Residential(RR) and located off Washington Lane, just west of West 4th Street, Irrigon. Request is to partition the property into three parcels. Criteria for approval is the Morrow County Subdivision Ordinance Article 5 Land Partitioning.

Conditional Use Permit CUP-N-329 and Comprehensive Plan and Map, and Zoning Map Amendments AC-117-18, ACM-118-18, and AZM-119-18: Aaron Heideman, applicant and owner. The property is described as tax lots 2801 and 2807 of Assessor's Map 1N 26. The property is zoned EFU and located off Kemp Lane northeast of Lexington. Request is to allow by conditional use request mining and processing of aggregate resources and amend the Comprehensive Plan to add a locally significant aggregate site to Morrow County's Map and Inventory of Natural Resources Aggregate and Mineral Resources, also to amend the Zoning Map to include the site within the Significant Resource Overlay Zone. Criteria for approval includes the Morrow County

Zoning Ordinance (MCZO) Article 3 Section 3.010 EFU, Article 6 Conditional Uses, Article 8 Amendments and Morrow County Comprehensive Plan (MCCP) Natural Resources Element and Review and Revision Process. This is the first of at least two public hearings with the final hearing before the Board of Commissioners.

Conditional Use Permit CUP-N-330: Wade Aylett, applicant and owner. The property is described as tax lot 500 of Assessor's Map 4N 27 20D. The property is zoned Farm Residential (FR) and located off Gunclub Lane near Interstate 84. Request is to allow mining and processing of aggregate resources at the site. Criteria for approval includes MCZO Article 3 Section 3.041 Farm Residential Use Zone and Article 6 Conditional Uses.

Conditional Use Permit CUP-N-169(B):Threemile Canyon Farms, applicant and owner. The property is described as tax lot 112 of Assessor's Map 3N 23. The property is located south of Interstate 84 off Threemile Road and is zoned Exclusive Farm Use. Request is to amend CUP-N-169(A) to include the addition of a gas conditioning facility. The conditioning facility will prepare biogas produced by Threemile Canyon Farm's dairy operations for injection into a 2-mile-long pipeline that will deliver gas to the existing Gas Transmission Northwest LLC Carty Lateral Pipeline. Criteria for approval include MCZO Article 3 Section 3.010 and Article 6 Conditional Uses.

Comprehensive Plan Amendment AC-120-18: Morrow County, proponent. Request is to adopt a Parks Master Plan as a resource document in support of Goal 8 Recreation of the Comprehensive Plan. The Parks Master Plan is applicable to Morrow County Parks – Anson Wright, Cutsforth and OHV. The criteria for approval are found in MCCP Review and Revision Process. This is the first of at least two public hearings with the final hearing before the Board of Commissioners.

6. Public Comment
7. Other Business:
 - Article 9
 - 5-year Plan
 - Energy Primer
 - Planning Director Update
8. Adjourn

Next Meeting

April 24, 2018 at 7:00 p.m.
Bartholomew Building
Heppner, Oregon

This is a public meeting of the Morrow County Planning Commission, and may be attended by a quorum of the Morrow County Board of Commissioners. Interested members of the public are invited to attend. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours before the meeting to Carla McLane at (541) 922-4624, or by email at cmclane@co.morrow.or.us.