



## PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the  
Morrow County Planning Commission  
Tuesday, March 27, 2018, 7:00 p.m.  
Port of Morrow Riverfront Center, Boardman, Oregon**

**Morrow County Planning Commissioners Present:** Chair Jeff Wenzholz, Clint Carlson, Sue Oliver, Michelle Seeley, Wayne Seitz, Rod Taylor, Brian Thompson

**Members Excused:** Vice Chair Mifflin Devin, Greg Sweek

**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 Oliver moved to approve the Minutes of February 27, 2018. Commissioner Seitz Seconded. Motion Carried.

Planning Commission Chair Wenzholz read the Planning Commission Hearing Procedures.

**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 4<sup>th</sup> Street, Irrigon. Request is to partition the property into three parcels. Criteria for approval is the Morrow County Subdivision Ordinance Article 5 Land Partitioning.**

Planning Technician Stephen Wrecsics presented the staff report and described the request.

Opened the testimony portion of the Public Hearing.

In favor: Neila Coffman, applicant.

None in neutral or in opposition.

Closed the public testimony portion of the hearing.

Commissioner Taylor moved to approve LP-N-465. Commissioner Oliver seconded the motion. All in favor. Motion Carried.

**Conditional Use Permit CUP-N-329 and Comprehensive Plan Amendment AC-117-18:  
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 and Inventory on Natural Resources Aggregate and Mineral Resources. 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.**

Director McLane presented the staff reports and described how part of this request would amend the Comprehensive Plan and add the site to the locally significant list if approved. Written comment from Todd Lindsay was provided to the Commission and Director McLane spoke about her conversations with a representative from the Oregon Wine Association and professionals from Oregon State University about the reason for the 2 mile setback requirement from vineyards.

Commissioner Oliver commented and requested that Article 6, Section 6.025 be added to the analysis. Commissioner Oliver also asked for clarification around the condition of approval for weed control. Planner Stephanie Loving read the language of the condition as amended based on conversation with the Morrow County Weed Coordinator/Inspector.

Commissioner Sietz asked about operating hours and Director McLane stated that there was not any recommendation included in the staff report due to the remote location.

Opened the testimony portion of the Public Hearing.

In favor: Aaron Heideman, applicant.

None in opposition.

Neutral: Todd Lindsay, Turner Ranch, 75655 Baseline Lane, Heppner. Has concerns about the request and did not receive notice so would like a continuance to get more information about the proposal. Director McLane explained that notice went to adjoining property owners within 500 feet of the proposal property line and the Turner Ranch property is not within the boundary. Written comment was also submitted by Todd Lindsay identifying concerns about potential impacts on his current farm operations and ground water.

Closed the public testimony portion of the hearing.

Commissioner Thompson moved to continue CUP-N-329 and AZ-117-18 to April 24, 2018 at 7:00 pm at the Bartholomew Building in Heppner, Oregon. Commissioner Taylor seconded the motion. All in favor. Motion Carried.

**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. Planner Stephanie Loving presented the staff report and described the request. Commissioner**

Oliver commented that 500 feet is not very far for a batch plant from a residence and recommended that a batch plant not be allowed at the property and recommended a condition of approval to restrict hours of operation to avoid conflicts with residential neighbors.

Opened the testimony portion of the Public Hearing.

In favor: Rebecca Place, on behalf of the applicant, stated that the main purpose of this request is to get the fine sand to mix with aggregate at existing wash plant on other property and there are no plans to place a batch plant on the property.

None in neutral or in opposition.

Closed the public testimony portion of the hearing.

Commissioner Carlson moved to approve CUP-N-330. Commissioner Taylor seconded the motion. Commissioner Oliver moved to add conditions of approval to restrict hours of operation to 6:00 am to 8:00 pm daily and not allow processing on the parcel. Commissioner Seitz seconded the motion. Commissioners Seeley, Taylor, and Thompson opposed to adding conditions of approval. Commissioners Oliver, Carlson, Seitz, and Chair Wenholtz in favor of adding conditions of approval. Motion Carried. All in favor of approving CUP-N-330. Motion Carried.

**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.**

Planning Technician Stephen Wreccsics presented the staff reports and described the request. Commissioner Oliver stated for the record that Article 6, Section 6.025 is not addressed under the criteria but instead is addressed in the attachment to the Findings.

Opened the testimony portion of the Public Hearing.

In favor: Marty Myers and Beth Yetter, on behalf of the applicant. This operation expands the digester operations to include all three dairies at the farm and optimizes the value of the operation.

David Jensen, employee of Threemile Canyon Farms.

None in neutral or in opposition.

Closed the public testimony portion of the hearing.

Commissioner Oliver moved to approve CUP-N-169(B). Commissioner Carlson seconded the motion. All in favor. Motion Carried.

**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.**

Director McLane presented the staff report and described the request. Copies of written testimony from Martha Peck Andrews was provided to the Commission and interested audience members addressing concerns about the proposed draft Parks Master Plan.

Opened the testimony portion of the Public Hearing.

In favor: Tommy Wolff, in favor of the proposal and open to changes if needed before approval.

Written neutral testimony from Martha Peck Andrews identifying concerns about the Plan.

None opposed.

Closed the public testimony portion of the hearing.

Commissioner Carlson moved to continue AC-120-18 to April 24, 2018 at 7:00 pm at the Bartholomew Building in Heppner, Oregon. Commissioner Seitz seconded the motion. All in favor. Motion Carried.

**Audience Participation:**

None

**Other Business:**

- Director McLane provided the Commission with a handout regarding an energy primer with some discussion about current code requirements and financial assurance.

**Adjournment:**

Meeting was adjourned at 10:06 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, April 24, 2018 at 7:00 p.m. at the Bartholomew Building in Heppner, Oregon.

Respectfully Submitted,  
Stephanie Loving