



## PLANNING DEPARTMENT

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### AGENDA

**Morrow County Planning Commission**  
**Tuesday, April 24, 2018, 7:00 pm**  
**Bartholomew Building**  
**Heppner, Oregon**

#### Members of Commission

Jeff Wenzholz, 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: March 27, 2018
5. Public Hearings to begin at 7:00 pm (COMMISSION ACTION REQUIRED):

*Continued from March 27, 2018 Hearing: **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 Exclusive Farm Use (EFU) and located off Kemp Lane northeast of Lexington. Request is to allow by conditional use mining and processing of aggregate resources and amend the Comprehensive Plan to add a locally significant aggregate site to the Morrow County Comprehensive Plan (MCCP) Inventory of Natural Resources - Aggregate and Mineral Resources. Criteria for approval for CUP-N-329 includes the Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.010 EFU and Article 6 Conditional Uses. This is the second of at least two hearings with the final decision issued by the Planning Commission. Criteria for approval for AC-117-18 includes Article 8 Amendments and MCCP Natural Resources Element and Review and Revision Process. This is the second of at least three public hearings with the final hearing before the Board of Commissioners.

*Continued from March 27, 2018 Hearing: **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 second of at least three public hearings with the final hearing before the Board of Commissioners.

**Conditional Use Permit CUP-N-331 and Comprehensive Plan Amendment AC-121-18: OneEnergy Incorporated, applicant, and Bill and Rena Marquardt LLC, owner.**

The property is described as tax lot 3401 of Assessor's Map 1N 25E. The property is zoned EFU and located north of Lexington on Baseline Lane between Lloyd Road and Juniper Canyon Road. Request is to allow by conditional use the construction and operation of a 10 megawatt Photovoltaic Solar Array and amend the MCCP taking an exception to Goal 3 Agricultural Lands to allow for solar development on up to 99 acres in the EFU zone. Criteria for approval for CUP-N-331 includes the MCZO Article 3 Section 3.010 EFU and Article 6 Conditional Uses. This is the first of at least one hearing with the final decision being issued by the Planning Commission. Criteria for approval of AC-121-18 includes Article 8 Amendments and the MCCP Review and Revision Process. This is the first of at least two public hearings with the final hearing before the Board of Commissioners.

**Land Partition LP-S-466: Frank and Joe Halvorsen, applicants and owners.** The property is described as tax lot 2300 of Assessor's Map 1S 23. The property is zoned EFU and located 8 miles southwest of Lone on Halvorsen Lane. Request is to partition the property into three parcels. Criteria for approval includes the MCZO Article 3 Section 3.010 EFU and Morrow County Subdivision Ordinance Article 5 Land Partitioning.

**Conditional Use Permit CUP-N-34(A): Pasco Farming, applicant, and Baker Produce South, owner.** The property is described as tax lots 500 and 501 of Assessor's Map 2N 26. The property is zoned EFU and located 12 miles south of Interstate 84 on Bombing Range Road. Request is to amend an existing permit allowing mining and processing of aggregate resources at the site. Criteria for approval includes MCZO Article 3 Section 3.010 EFU and Article 6 Conditional Uses. The site is already listed as locally significant in the MCCP Inventory of Natural Resources-Aggregate and Mineral Resources.

6. Public Comment
7. Other Business:
  - Ordinance Legislative Updates
  - Planning Director Update
8. Adjourn

**Next Meeting**

May 29, 2018 at 7:00 p.m.  
Port of Morrow Riverfront Center  
Boardman, 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](mailto:cmclane@co.morrow.or.us).*