



# PLANNING DEPARTMENT

PO Box 40 • 205 Third Street NE  
Irrigon, Oregon 97844  
(541) 922-4624

**Minutes of the Public Meeting of the  
Morrow County Planning Commission  
Tuesday, June 26, 2018, 7:00 p.m.  
Bartholomew Building, Heppner, Oregon**

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

**Members Excused:** Vice Chair Mifflin Devin, Clint Carlson, Michelle Seeley, Greg Sweek

**Morrow County Staff Present:** Carla McLane, Planning Director; Stephanie Loving, Planner I; Justin Nelson, County Counsel

The Pledge of Allegiance was recited.

**Approval of Minutes:**

Commissioner Taylor moved to approve the Minutes of May 29, 2018. Commissioner Seitz seconded. Motion Carried.

Planning Commission Chair Wenzholz read the Planning Commission Hearing Procedures.

***Continued from May 29, 2018: 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 fourth of at least four hearings with the final decision issued by the Planning Commission. Criteria for approval for AC-117-18 is found in the MCCP Natural Resources Element and Review and Revision Process which incorporates the criteria found in the MCZO Article 8 Amendments. This is the fourth of at least five public hearings for AC-117-18 with the final hearing before the Board of Commissioners.***

Director McLane discussed the attachments and changes to the Findings based on the May 29, 2018 Planning Commission Hearing. Commissioner Oliver requested that the Condition of Approval addressing dust mitigation be changed to state, "Prior to operations, the applicant shall provide a copy of the DEQ Air Contaminant Discharge Permit to the Planning Department."

There was discussion about the process of applicants working with Public Works for maintaining public roads. Planning Commission discussed how to determine if there are any effects on surrounding properties and whether or not there is a way to mitigate the potential for effects.

Commissioner Taylor moved to approve CUP-N-329 with changes to the property description from Southeast to Northeast, add 6.025 in the list of sections on subsection II, and the changes to condition of approval number two. Commissioner Oliver seconded. Commissioners Oliver, Taylor, and Wenholz in favor. Commissioners Seitz and Thompson opposed. Motion carried.

Director McLane presented the staff report for Comprehensive Plan Amendment AC-120-18 and provided a copy of the letter from Todd and Melissa Lindsay received June 26, 2018 and added Exhibits B, E, G, and H from the Conditional Use Permit to the Comprehensive Plan Amendment Findings. Planning Commission recommended changes in the Findings to reflect the same language as the Conditional Use Permit and eliminating concrete and asphalt production from the language.

Opened the testimony portion of the Public Hearing.

In favor: Aaron Heideman, applicant.

Opposed: Written testimony Todd and Melissa Lindsay, Turner Ranch Inc., expressed concerns that the language in the Findings of Fact referred to concrete and asphalt production. Melissa Lindsay made testimony that the issue had been addressed and had no further comment.

None neutral.

Closed the public testimony portion of the hearing.

Commissioner Oliver moved to accept into the record and add exhibits B, E, F, G, and H and to include the letter from the Lindsays into the record. Commissioner Taylor seconded. All in favor. Motion Carried.

Commissioner Oliver moved to approve AC-117-18 with changes in the language removing concrete and asphalt production. Commissioner Taylor seconded. Commissioners Oliver, Taylor, Thompson, and Wenholz in favor. Commissioner Seitz opposed. Motion carried.

***Continued from May 29, 2018: 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 fourth of at least five public hearings with the final hearing before the Board of Commissioners.***

Director McLane presented the staff report. Parks Sub-Committee member Kirsti Cason answered questions from Planning Commission regarding the draft Parks Master Plan and changes that have been made since the original draft. Planning Commission discussed public comments received from the first three hearings and recommended changes based on public input regarding Cutsforth Park.

Commissioner Thompson moved to recommend approval of AC-120-18 to the Board of Commissioners for adoption of the Parks Master Plan with the changes discussed. Commissioner Taylor seconded the motion. All in favor. Motion Carried.

**Audience Participation:**

None

**Other Business:**

Consideration was given to changes in the zoning ordinance around renewable energy development or appointing an ad-hoc committee for updates to the zoning ordinance. Further discussion will take place in the near future to focus on the process.

**Adjournment:**

Meeting was adjourned at 9:51 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, July 31, 2018 at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman, Oregon.

Respectfully Submitted,  
Stephanie Loving