



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, July 31, 2018, 7:00 p.m.
Port of Morrow Riverfront Center, Boardman, Oregon**

Morrow County Planning Commissioners Present: Chair Jeff Wenzholz, Vice Chair Mifflin Devin, Clint Carlson, Sue Oliver, Michelle Seeley, Greg Sweek, Brian Thompson

Members Excused: Wayne Seitz, Rod Taylor

Morrow County Staff Present: Carla McLane, Planning Director; Stephanie Case, 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 June 26, 2018. Vice Chair Devin Seconded. Motion Carried.

Planning Commission Chair Wenzholz read the Planning Commission Hearing Procedures.

Replat R-N-050-18: George and Leta Turner, applicants and owners. The property is described as tax lots 206 and 222 of Assessor's Map 5N 26E 35C. The property is zoned Rural Residential (RR) west of Irrigon approximately 1/2 mile south of Highway 730. Request is to reconfigure parcel 1 of Partition Plat 1995-9 and parcel 2 of Partition Plat 2007-3. Criteria for approval includes the Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

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

Opened the testimony portion of the Public Hearing.

None in favor, neutral or in opposition.

Closed the public testimony portion of the hearing.

Commissioner Oliver moved to approve R-N-050-18. Vice Chair Devin seconded the motion. All in favor. Motion Carried.

Subdivision SD-N-224-18: Gala Springs, applicant and owner. The property is described as tax lots 1000 and 1005 of Assessor's Map 4N 25E 17. The property is zoned Farm Residential (FR) and located west of Boardman at the intersection of Kunze Lane and

Paul Smith Road. Request is to subdivide a 36.97-acre parcel to create fourteen parcels. Approval criteria are found in the MCSO.

Planner Stephanie Case presented the staff reports and described the issues that were raised at the subdivision review committee meeting and by affected agencies.

Opened the testimony portion of the Public Hearing.

In favor: Lee Docken, representing the owner, Marvin Pitney. The property has been used as an organic orchard for over 30 years and the owner requests approval of the subdivision to sell the lots. The proposal would be to have 2 separate driveway entrances but the owner is willing to consider other options. Potable water is available on the property and above ground and sand filter systems would be installed for septic although the preferred method for disposal would be to have city sewer to the new lots. There was followup discussion about the availability of city services, which would require adding the property into the Urban Growth Boundary and annexation into the city of Boardman. The owner requests approval of the application and will ensure that waste systems are properly installed.

Marty Broadbent, Boardman Rural Fire Protection District. Would approve a 100' cul-de-sac as long as there is some kind of guarantee that the radius of the cul-de-sac is enforced. It was discussed that a road maintenance agreement would resolve the issue.

In opposition: Written comment from the Boardman Rural Fire Protection District regarding the proposed cul-de-sac and past actions not developed to the requested standards.

Steve Myren, 69794 Wilson Lane. Several concerns about putting housing development outside of city when there are available lots inside the city. The area has a high water table and any irrigation that occurs in the area affects the water table and any septic in the area would be problematic for surrounding property owners and water quality. This would be a really difficult place to develop with the ponds and water issues and would adversely affect the neighbors.

Jerry Carr, 69838 Wilson Lane. Has well tested every few years for nitrates in the water and there is a low level of nitrates. Any septic systems for this land would increase his nitrate level as the properties are above his and other neighbors.

Susie Poulsen, 69838 Kunze Lane. Neighbor to the property and opposed.

Jim Lands, 69870 Wilson Lane. Adjacent to Gala Springs and has concerns about adding nitrates into the ground water as well as the expansion of the city development. There is a high water table in the area.

Neutral: Written comment from Oregon Department of Environmental Quality regarding concerns about adding septic systems to each proposed lot.

Rebuttal: Lee Docken. The lakes on the property put in place and the water comes from springs and not from irrigation.

Closed the public testimony portion of the hearing.

Commissioner Oliver expressed concerns about whether or not this area is a wetland based on the fact that the pond is year round and spring fed, and the potential impacts on the LUBGWMA because of the addition of multiple septic systems to an area with such a high water table known to be prone to flooding.

Commissioner Carlson moved to approve SD-N-224-18. Commissioner Sweek seconded the motion. Commissioners Seeley, Sweek, Devin, Thompson, and Carlson in favor. Commissioner Oliver opposed. Motion Carried.

Audience Participation:

None

Other Business:

- There has been an uptick in activity at the Planning Department and a couple of applications have already been made for the August Planning Commission Hearing.
- Progress is being made on the preparations for a new building in Irrigon and the Board of Commissioners has met several times to discuss options.
- Discussion around renewable energy and planning for listening sessions in September and October. Several topic ideas were proposed and Director McLane will work on finalizing the details.

Adjournment:

Meeting was adjourned at 9:10 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, August 28, 2018 at 7:00 p.m. at the Bartholomew Building in Heppner, Oregon.

Respectfully Submitted,
Stephanie Case