



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, August 28, 2018, 7:00 p.m.
Bartholomew Building, Heppner, Oregon**

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

Members Excused: Vice Chair Mifflin Devin, Brian Thompson

Morrow County Staff Present: Carla McLane, Planning Director; Stephanie Case, Planner I; Stephen Wrecsics, GIS Planning Technician

The Pledge of Allegiance was recited.

Approval of Minutes:

Commissioner Carlson moved to approve the Minutes of July 31, 2018. Commissioner Taylor seconded. Commissioner Oliver proposed a motion to amend the minutes to reflect grammatical errors and stated concerns during the hearing, adding "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 seconded. All in favor of approving the amendment. Motion carried. All in favor approving the Minutes of July 31, 2018. Motion Carried.

Planning Commission Chair Wenzholz read the Planning Commission Hearing Procedures.

Conditional Use Permit CUP-S-311A-18: John Flynn, applicant and owner. The property is described as tax lots 2400 and 2402 of Assessor's Map 3S 25 and tax lot 400 of Assessor's Map 4S 25. The property is zoned Exclusive Farm Use (EFU) and located just south of the Ruggs junction on Highway 207. Request is to allow by conditional use a guest ranch. This amendment to CUP-S-311 will replace the Bed and Breakfast components, but not the other aspects of the previous approval. Criteria for approval is found in the Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.010 EFU and Article 6 Conditional Uses.

Director McLane presented the staff report and described the request and the available opportunities that have driven the amendment to the existing Conditional Use Permit.

Commissioner Oliver expressed concerns about the requirement for the guest ranch to be located on a lawfully established unit of land and the definition of a "unit of land". Director McLane confirmed that the tract of land owned by the applicant is well over 160 acres and explained that a "unit of land" is a less concise description than a lot or parcel, of which this property meets the requirement. There was discussion about what "unit of land" means.

Opened the testimony portion of the Public Hearing.

None in favor, neutral, or opposed.

Closed the public testimony portion of the hearing.

Commissioner Taylor moved to approve CUP-S-311A-18. Commissioner Sweek seconded. All in favor. Motion carried.

Land Partition LP-S-467: Gayland Kellison applicant, Lyle and Virginia Peck owners. The property is described as tax lot 1400 of Assessor's Map 3S 26. The property is zoned EFU and located 5 miles south of Heppner on Stock Drive Lane. Request is to create two parcels for non-farm dwelling purposes. Criteria for approval includes the MCZO Article 3 Section 3.010 EFU and Morrow County Subdivision Ordinance Article 5 Land Partitioning.

GIS Planning Technician Stephen Wrecsics presented the staff report and described the request. Commissioner Sweek asked for clarification regarding Stock Drive Lane and Stock Drive Road and staff will clarify the exact locations and naming when the property is addressed.

Opened the testimony portion of the Public Hearing.

In favor: Lyle Peck, 64040 Dee Cox Road, Heppner, Oregon.

Gayland Kellison, 98106 E 382 Prairie Southeast, Kennewick, Washington. Would like the application to be approved to move to be closer to family.

Teresa Kellison, 98106 E 382 Prairie Southeast, Kennewick, Washington. Would like the application to be approved to move back to the area and be located closer to family.

None neutral or opposed.

Closed the public testimony portion of the hearing.

Commissioner Sweek moved to approve LP-S-467. Commissioner Taylor seconded the motion. All in favor. Motion Carried.

Audience Participation:

None

Other Business:

- September Planning Commission hearing has a couple of action items proposed, including one renewable energy application.
- Renewable energy work sessions are scheduled for the October and December Planning Commission meetings. Planning staff will issue a press release to notice the public about the work sessions.
- Buildable Lands Inventory and Housing Analysis is kicking off in September with work anticipated to be completed around March.

Adjournment:

Meeting was adjourned at 8:46 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, September 25, 2018 at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman, Oregon.

Respectfully Submitted,
Stephanie Case