



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, September 25, 2018, 7:00 p.m.
Port of Morrow Riverfront Center, Boardman, Oregon**

Morrow County Planning Commissioners Present: Vice Chair Mifflin Devin, Clint Carlson, Sue Oliver, Wayne Seitz, Brian Thompson

Members Excused: Chair Jeff Wenholz, Michelle Seeley, Greg Sweek, Rod Taylor

Morrow County Staff Present: Carla McLane, Planning Director; Stephanie Case, Planner I; Justin Nelson, County Counsel; Stephen Haddock, Morrow County Surveyor.

The Pledge of Allegiance was recited.

Approval of Minutes:

Commissioner Oliver moved to approve the Minutes of August 28, 2018. Commissioner Seitz Seconded. Motion Carried.

Planning Commission Vice Chair Devin read the Planning Commission Hearing Procedures.

Conditional Use Permit CUP-N-332: Solar Star Oregon I, LLC, applicant, and Lawrence and Corrine Lindsay, owner. The property is described as tax lots 2803 and 2805 of Assessor's Map 1N 25E. The property is zoned EFU and located north of Lexington on Juniper Canyon Road between Baseline Lane and Strawberry Lane. Request is to allow by conditional use the construction and operation of a 10 megawatt Photovoltaic Solar Array. Criteria for approval includes the Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.010 EFU and Article 6 Conditional Uses.

Comprehensive Plan Amendment AC-122-18: Solar Star Oregon I, LLC, applicant, and Lawrence and Corrine Lindsay, owner. The property is described as tax lots 2803 and 2805 of Assessor's Map 1N 25E. The property is zoned EFU and located north of Lexington on Juniper Canyon Road between Baseline Lane and Strawberry Lane. Request is to amend the Morrow County Comprehensive Plan (MCCP) taking an exception to Goal 3 Agricultural Lands to allow for solar development on up to 80 acres in the EFU zone. Criteria for approval includes MCZO 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.

Director McLane indicated that the applicant requested a continuance of the hearings to December 4, 2018 at 7:30 p.m. at the Port of Morrow Riverfront Center.

Commissioner Carlson moved to continue CUP-N-332 to December 4, 2018 at 7:30 p.m. at the Port of Morrow Riverfront Center. Commissioner Thompson seconded. All in favor.

Commissioner Carlson moved to continue AC-122-18 to December 4, 2018 at 7:00 p.m. at the Port of Morrow Riverfront Center. Commissioner Seitz seconded. All in favor.

Transportation System Plan Amendment ATSP-123-18: Morrow County Public Works, applicant and owner. The property is described as tax lot 300 of Assessor's Map 1S 25, is the Lexington Airport, and is zoned EFU with the Air Industrial use zone applied as an overlay. It is located just north of the Town of Lexington and west of Highway 207. Request is to adopt the Airport Layout Plan as part of the Morrow County Transportation System Plan. Criteria for approval includes MCZO 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.

Director McLane presented the staff report and gave a brief history of the process and the requirement that the updated Airport Master Plan be adopted in the Morrow County Transportation System Plan to replace the previous Airport Layout Plan. Commissioner Oliver sent comments and recommendations which were made available to the commission and audience. Commissioner Oliver recommended the addition to the criteria in the staff report and commissioners discussed the proposed changes to the staff report to include how the action is consistent with the Comprehensive Plan and Statewide Planning Goals. Commissioner Seitz referenced the new Red Hawk Military Operations Area near the Lexington Airport with a floor of 11,000 feet and there was discussion about how it could be identified. County Surveyor, Steve Haddock, commented that the area is monumented and the surveys are on record so the GIS data can be lined up with the referenced maps.

Opened the testimony portion of the Public Hearing.

None in favor, neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Oliver moved to approve adoption of the Airport Master Plan in the Morrow County Transportation System Plan with the incorporation of the two suggested additions from Commissioner Oliver in an email dated September 24, 2018 and that staff will add a response on condition of approval #9 and recommend approval at the Morrow County Board of Commissioners. Commissioner Carlson seconded the motion. Motion carried unanimously.

Audience Participation:

None

Other Business:

- Morrow County Surveyor Stephen Haddock presented the need to update the Subdivision Ordinance to be consistent and compliant with state requirements regarding title reports. Amendments to the Subdivision Ordinance will happen in the next couple months.
- 2019 Planning Commission Hearing dates were approved.
- Renewable Energy educational sessions will be October 30, 2018 and December 4, 2018 from 6:00 p.m. to 7:30 p.m. with hearings for regular business to immediately follow.

Adjournment:

Meeting was adjourned at 9:18 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, October 30, 2018 at 7:00 p.m. at the Bartholomew Building in Heppner, Oregon.

Respectfully Submitted,
Stephanie Case