



PLANNING DEPARTMENT

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

AGENDA

Morrow County Planning Commission
Tuesday, October 30, 2018, 6:00 pm
Bartholomew Building
Heppner, Oregon

Members of Commission

Jeff Wenholz, 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 Case, 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: September 25, 2018
5. Renewable Energy Discussion: The Morrow County Planning Commission has for a number of months been discussing if the current provisions within the Morrow County Zoning Ordinance are adequate for review of renewable energy projects, mainly wind and solar. Morrow County has seen a number of locally approved projects, but also has worked with the Oregon Department of Energy on projects approved through the Energy Facility Siting Council. In those actions our local Zoning Ordinance provisions are used when evaluating the application. The following topics have been identified for discussion, some with guest speakers: noise, glare/glint, red lights at night, view shed, setbacks, wildlife habitat and species implications or impacts, and financial assurance. This discussion is scheduled for both October 30 and December 4.
6. Public Hearings to begin at 7:30 pm (COMMISSION ACTION REQUIRED):

Conditional Use Permit CUP-N-334 -18: Von and Posey Studer, applicants and owners. The property is described as tax lot 100 of Assessor's Map 5N 26 27. The property is zoned Exclusive Farm Use (EFU) and located west of Irrigon on West Eighth

Road. Request is to allow by conditional use a home occupation. Criteria for approval is found in the Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.010 EFU and Article 6 Conditional Uses.

Land Partition LP-S-468-18: Donna Rietmann and Anita Pranger, applicants and owners. The property is described as tax lot 1400 of Assessor's Map 1S 23. The property is zoned EFU and located 5 miles west of Lone at the intersection of McNab Lane and Smith Road. Request is to partition the property into two parcels. Criteria for approval includes the MCZO Article 3 Section 3.010 EFU and Morrow County Subdivision Ordinance Article 5 Land Partitioning.

Transportation System Plan Amendment ATSP-124-18: City of Heppner, applicant, owners are multiple and various. The property is described as all lands within the Heppner Urban Growth Boundary that surrounds the City Limits of Heppner. Request is to adopt the Heppner Transportation System Plan update as part of the Morrow County Transportation System Plan. Criteria for approval includes MCZO Article 8 Amendments and the Morrow County Comprehensive Plan Review and Revision Process. This is the first of at least two public hearings with the final hearing before the Board of Commissioners.

7. Public Comment
8. Other Business:
 - Article 9 (time allowing)
 - Planning Director Update
9. Adjourn

Next Meeting

December 4, 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.