



PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, October 30, 2018, 6:00 p.m.
Bartholomew Building, Heppner, Oregon**

Morrow County Planning Commissioners Present: Vice Chair Mifflin Devin, Sue Oliver, Michelle Seeley, Wayne Seitz, Greg Sweek, Rod Taylor, Brian Thompson

Members Excused: Chair Jeff Wenholtz, Clint Carlson

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

The Pledge of Allegiance was recited.

Approval of Minutes:

Commissioner Oliver moved to approve the Minutes of September 25, 2018. Commissioner Thompson seconded. All in favor. Motion Carried.

Renewable Energy Discussion: Director McLane presented a number of topics for discussion with the Morrow County Planning Commission including glare/glint, red lights at night, view shed, setbacks, and financial assurance.

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

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.

Planner Stephanie Case presented the staff report and described the request, including the options within the staff report regarding whether the permit would be for the applicant or have the ability to be transferred with change of ownership. Commissioner Oliver asked about the parking area that was identified in the plot plan and any signs that should be placed for traffic along West Eighth Road and staff recommended that the applicant respond during testimony.

Opened the testimony portion of the Public Hearing.

In favor: Von and Posey Studer, applicants. Mr. Studer described the proposed parking area and Mrs. Studer commented that the people holding the events usually place temporary signs for identifying the location of the event. Commissioner Thompson asked whether the applicants had a preference as to whether the permit be permanent or only for them and non-transferrable

to which they did not have a preference. Commissioner Oliver commented that the permit should be for the applicants and reviewed on an annual basis and Mr. Studer asked if that would have a cost associated with it. Director McLane referred to the staff report and the condition that the proposal would be subject to annual review with other home occupations, however there would only be costs associated with a review if the review is complaint driven.

None neutral or opposed.

Closed the public testimony portion of the hearing.

Commissioner Taylor moved to approve CUP-N-334-18 with the option in the staff report that the permit allows the use to benefit the permit owner and eliminating condition of approval #2 in the staff report. Commissioner Thompson seconded. Commissioner Oliver requested that Commissioner Taylor modify the motion to amend condition of approval #4 and remove the words "This is listed as a condition of approval" and add the West Extension Irrigation letter as an attachment to the Final Findings of Fact. Commissioner Taylor agreed to the modification of his original motion. Commissioner Thompson agreed with the modifications. All in favor. Motion carried.

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.

Planner Stephanie Case presented the staff report and identified an error in the staff report that was corrected from Halvorsen Lane to Smith Road.

Opened the testimony portion of the Public Hearing.

In favor: Dave Pranger, 61884 Dee Cox Road, Heppner, Oregon.

None neutral or opposed.

Closed the public testimony portion of the hearing.

Commissioner Sweek moved to approve LP-S-468-18 with the correction of the road name in the staff report. Commissioner Oliver seconded the motion. All in favor. Motion Carried.

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.

GIS Planning Technician Stephen Wrecsics presented the staff report and described the

request. Director McLane described the purpose of Transportation System Plans and the reason for the county to accept the Heppner Transportation System Plan (TSP) as part of the Morrow County TSP.

Opened the testimony portion of the Public Hearing.

In favor: Edie Ball, Heppner City Manager.

Neutral: Debbie Lankford, 74638 Highway 74-Lena. Questions about what this action means for the property owners inside the Urban Growth Boundary. Director McLane responded that any development within the Urban Growth Boundary would have to meet the transportation standards of the updated Heppner TSP.

None opposed.

Closed the public testimony portion of the hearing.

Commissioner Oliver moved to recommend adoption of the Final Heppner TSP to the Morrow County Board of Commissioners with the addition of the copy of the City of Heppner's ordinance to the record. Commissioner Seitz seconded the motion. Motion carried unanimously.

Audience Participation:

None

Other Business:

- Six applications for December hearing and the work session is scheduled before the hearing.
- Morrow County submitted comments to Army Corp of Engineers regarding the Mid-Columbia River Regional Master Plan.
- Morrow County submitted comments to EFSC regarding the Wheatridge amendments for the battery storage and tower height increase.
- Morrow County will be submitting a cooperating agency comment on the B2H project by November 26, 2018.

Adjournment:

Meeting was adjourned at 8:42 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, December 4, 2018 at 6:00 p.m. at the Port of Morrow Riverfront Center in Boardman, Oregon.

Respectfully Submitted,
Stephanie Case