



## PLANNING DEPARTMENT

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**Minutes of the Public Meeting of the  
Morrow County Planning Commission  
Tuesday, December 4, 2018, 6:00 p.m.  
Port of Morrow Riverfront Center, Boardman, Oregon**

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

**Members Excused:** 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 Devin moved to approve the Minutes of October 30, 2018. Commissioner Sweek Seconded. Motion Carried.

Renewable Energy Discussion: Oregon Department of Fish and Wildlife representative Steve Cherry provided a presentation about wildlife and habitat considerations for energy development and the work that the department does to mitigate impacts.

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

**Land Partition LP-S-469-18: Brett and Jane Harrison applicant, Travis and Kirsten Harrison owners. The property is described as tax lot 3401 of Assessor's Map 1S 25E. The property is zoned Exclusive Farm Use (EFU) and located 5 miles northwest of Lexington on Highway 74. Request is to create two parcels for non-farm dwelling purposes. Criteria for approval includes the Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.010 EFU and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.**

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

Opened the testimony portion of the Public Hearing.

In favor: Travis Harrison, land owner.

None neutral or opposed.

Closed the public testimony portion of the hearing.

Commissioner Taylor moved to approve LP-S-469-18. Commissioner Oliver seconded the motion. All in favor. Motion Carried.

**Land Partition LP-S-470-18: Matt and Carmel Kenny applicant, Joe and Linda Kenny owners. The property is described as tax lot 700 of Assessor's Map 2S 27E. The property is zoned EFU and located 5 miles northeast of Heppner on Spur Loop. Request is to create one parcel for non-farm dwelling purposes. Criteria for approval includes the MCZO Article 3 Section 3.010 EFU and MCSO Article 5 Land Partitioning.**

Amended findings were provided to the Commission and interested audience members that reflected changes in the size of the proposed parcel size. GIS Planning Technician Stephen Wrecksics presented the staff report and described the request.

Opened the testimony portion of the Public Hearing.

In favor: Matt Kenny, applicant.

Joe and Linda Kenny, land owners.

None neutral or opposed.

Closed the public testimony portion of the hearing.

Commissioner Devin moved to approve LP-S-470-18. Commissioner Sweek seconded the motion. All in favor. Motion Carried.

**Hardship Variance HV-N-032-18: Stanley Chappel, applicant and Robert McKinley, owner. The property is described as Tax Lot 1003 of Assessor's Map 4N 25 17 and is zoned Farm Residential outside the Boardman Urban Growth Boundary. Request is to approve the temporary use of a recreational vehicle as a hardship dwelling to allow care for an infirm relative. Criteria for approval include MCZO Article 7 Section 7.300 Special Uses. Planner Stephanie Case presented the staff report and described the request.**

Opened the testimony portion of the Public Hearing.

None in favor, neutral or opposed.

Closed the public testimony portion of the hearing.

Commissioner Devin moved to approve HV-N-032-18. Commissioner Taylor seconded the motion. All in favor. Motion Carried.

**Comprehensive Plan and Zoning Amendments AC-126-18, ACM-127-18, and AZM-128-18: Port of Morrow, applicant, and Upper Columbia Mill, LLC, owner. The property is described as tax lot 3420 of Assessor's Map 4N 26E. The request is to rezone approximately 48.6 acres of land located on Poleline Road and take exceptions to Statewide Planning Goals 3, 11, and 14 to convert agricultural land to industrial land; and to change the zoning of the subject property from Resource Related Industrial (RRI) to Port Industrial (PI). Criteria for approval includes MCZO Article 8 Amendments and the**

**Morrow County Comprehensive Plan (MCCP) Review and Revision Process. This is the first of at least two public hearings with the final hearing before the Board of Commissioners.**

Commissioner Devin declared that he works for the Port of Morrow, however his employment has no connection to the action and he has the ability to make an impartial decision on the matter. Written comments from Commissioner Oliver were provided to the Commission and interested audience members. Commissioner Oliver requested a continuance of the hearing due to issues with the history of the property and ensuring that the process is done correctly. County Counsel responded that he sees no issue moving forward on the action presented.

Planner Stephanie Case provided the Commission with updated findings that corrected a typographical error in the summary of the application. Director McLane presented the staff report and gave a brief history of the property and the process to where it is today.

Opened the testimony portion of the Public Hearing.

In favor: Jr Cook, representing the applicant. This site meets all the criteria of 197.719 and any improvements that may need to be done, the Port has the ability to do so. This reuse of this site is useful to the community and Port Industrial is the best zoning option for reuse.

Gary Neal, General Manager of the Port of Morrow. Supports the zone change for future uses of the property as an asset for Morrow County.

None neutral or opposed.

Closed the public testimony portion of the hearing.

Commissioner Taylor moved to approve AC-126-18, ACM-127-18, and AZM-128-18. Commissioner Sweek seconded the motion. Commissioners Devin, Seeley, Seitz, Sweek, Taylor, and Thompson in favor. Commissioner Oliver opposed. Motion Carried.

*Continued from the September 25, 2018 hearing: 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 MCZO Article 3 Section 3.010 EFU and Article 6 Conditional Uses. This is the second of at least two public hearings with the final hearing before the Planning Commission.*

*Continued from the September 25, 2018 hearing: 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 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 second of at least three public hearings*

**with the final hearing before the Board of Commissioners.**

Staff provided the written request for withdrawal of Conditional Use Permit CUP-N-332 and Comprehensive Plan Amendment AC-122-18 from the applicants that was received on December 4, 2018.

**Audience Participation:**

None

**Other Business:**

- Kerrie Standlee is confirmed as the special guest for the renewable energy work session in January.
- The Community Wildfire Protection Plan is in the process of being updated and there has been good attendance at the meetings by partnering agencies.
- The Buildable Lands Inventory and Housing Analysis work is underway and set to be wrapped up in March.

**Adjournment:**

Meeting was adjourned at 8:56 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, January 22, 2019 at 7:30 p.m. at the Bartholomew Building in Heppner, Oregon with the renewable energy work session to begin at 6:00 p.m.

Respectfully Submitted,  
Stephanie Case