



## PLANNING DEPARTMENT

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P.O. Box 40 • Irrigon, Oregon 97844  
(541) 922-4624 or (541) 676-9061 x 5503  
FAX: (541) 922-3472

**Minutes of the Public Meeting of the  
Morrow County Planning Commission  
Tuesday, June 29, 2021, 7:00 p.m.  
Irrigon Library Community Room, Irrigon, Oregon  
(Also video conferenced via Zoom)**

**Morrow County Planning Commissioners Present:** Chair Jeff Wenholz, Vice Chair Mifflin Devin, Stanley Anderson, Stacie Ekstrom, Wayne Seitz, Greg Sweek, Rod Taylor, and Brian Thompson, Karl Smith,  
**Excused:**

**Morrow County Staff Present:** Tamra Mabbott, Planning Director; Stephanie Case, Planner II; Stephen Wreccsics, GIS Planning Technician; and Justin Nelson, County Counsel.

The Pledge of Allegiance was recited.

**Approval of Minutes:**

Commissioner Devin moved to approve the Minutes of May 25, 2021; Commissioner Anderson seconded; and the motion carried.

Chair Wenholz read the Opening Statement.

**Public Hearings:**

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

**Land Partition LP-N-496-21: Elizabeth Dunn-Crispin, Applicant and Owner.** The property is described as tax lot 2300 of Assessor's Map 5N 26E 25A. The property is zoned Suburban Residential (SR) and located within the Irrigon Urban Growth Boundary on Wyoming Avenue. Criteria for approval includes the Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.050 Suburban Residential Zone and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Stephanie Case, Planner II, presented the request.

Page two of the packet describes site suitability for Umatilla County Public Health. Both parcels are buildable meeting minimum parcel size requirement. Property would not be eligible for further partition unless annexed into City of Irrigon. Property located within West Extension Irrigation District. Information about how water will be delivered is included as a condition of approval. No comments were received from agencies. Request from City of Irrigon to send them a copy of the preliminary findings but they had no comment. Conditions of approval were reviewed. Planner II Case pointed to the vicinity map and described the configuration.

Public Hearing Closed.

Motion to approve LUD-N-36-21 as presented by Commissioner Smith. Seconded by Commissioner Devin.

**In Favor:** All

**In Opposition:** none.

**Land Use Decision LUD-N-36-21 and Variance V-N-041-21: Philippi Ranches, Inc., Applicant and Owner.** The property is described as tax lot 1100 of Assessor's Map 4N 25E 18. The property is zoned Exclusive Farm Use (EFU) and located approximately one-quarter mile west of Boardman on Wilson Lane. The request is to allow a replacement dwelling with a variance to the manufactured home age standard. Criteria for approval includes MCZO Section 3.010 EFU Zone and MCZO Article 7 Dimensional Adjustments, Variances, Special or Temporary Use Permits, and Non-Conforming Uses.

Stephanie Case, Planner II, presented the request.

The proposed manufactured home replacement dwelling does not exist on this property. The proposal is to place that manufactured home on this parcel. Standards that apply for siting of manufactured home even though this is a EFU zone. Page eight the dwelling being replaced was identified in 2014. A park model RV was placed in 2016 but has since been removed. The manufactured dwelling being placed is basically within the same footprint. The previous manufactured home was removed from tax rolls which is why a LUD application is required. Variance criteria were reviewed. Conditions of approval reviewed. Page 12 shows vicinity map. Area in red is dwelling location.

Open up for Public Testimony.

Public Hearing Closed.

Commissioner Smith made a motion to approve LUD-N-36-21; Commissioner Thompson seconded; all Commissioners voted in favor, and the motion carried.

**Land Partition LP-N-497-21 and Replat R-N-068-21: S&F Land Services, Inc. Applicant, Amazon Data Services, Inc. Owner.** The property is described as tax lot 105 of Assessor's Map 4N 26E 6. The property is zoned Port Industrial (PI) and located approximately 2-miles northeast of Boardman in the Port of Morrow. Request is to partition a 99.92-acre parcel to create two parcels. Criteria for approval includes the MCZO Article 3 Section 3.073 Port Industrial and MCSO Article 5 Land Partitioning.

Stephen Wrecsics, GIS Planner presented the request and reviewed the criteria. Conditions of approval were reviewed. An access approval will need to be acquired from the Port of Morrow.

Public Testimony.

**Persons speaking In Favor:** Seth King, land use attorney, Perkins Coie.

On behalf of the landowner, Mr. King spoke in support of the staff recommendation. And said he appreciates staff support and cooperation. Mr. King noted that also on the call was Andrew Huston, who can answer technical questions about the plat.

**Persons In Opposition:** none.

**Public Hearing Closed.**

Commissioner Smith made a motion to approve LP-N-497-21 and R-N-068-21 with Findings as presented; Commissioner Taylor seconded; all Commissioners voted in favor, and the motion carried.

Vote: Motion approved unanimously.

**Land Partition LP-N-498-21: Parametrix Applicant, Windy River LLC. Owner.** The property is described as tax lot 1700 of Assessor's Map 4N 25E 25. Subject property is dual-zoned EFU and General Industrial (MG). Property is located approximately one-mile south of the Highway 730 and Interstate 84 Interchange. Request is to partition a 640-acre parcel to create two parcels. Criteria for approval includes the MCZO Section 3.010 EFU Zone.

Stephen Wrecsics, GIS Planning Technician, announced that the applicant for LP-N-498-21 filed a request for continuance. Chair announced the hearing will be continued to the July 27 Planning Commission meeting to be held at the Port of Morrow at 7:00 pm.

**Correspondence / Staff Comment:**

Director Mabbott noted the June 9, 2021, Planning Update to the Morrow County Board of Commissioners, a letter to Oregon Department of Energy.

Director Mabbott handed out photocopies of slides from June 23<sup>rd</sup> luncheon with guest speakers on the topic of "Growth Strategies for Rural Communities."

Announced next months hearing will be at Port of Morrow. It will be an in-person meeting.

County Counsel Justin Nelson cautioned staff to be sure audio and video work well at the Port.

Commissioner Devin suggested staff ask Maria at Port to help set up owl speakers.

**Public Comment:** None

The next meeting of the Morrow County Planning Commission is scheduled for Tuesday, July 27, 2021 at 7:00 pm. The meeting will be offered via Zoom and in person at the Irrigon Library Conference Room.

**Adjournment:** Meeting was adjourned at 7:39 pm.

Respectfully Submitted,

Tamra J. Mabbott