



PLANNING DEPARTMENT

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**Minutes of the Public Hearing of the
Morrow County Planning Commission
Tuesday, January 24, 2017, 6:00 p.m.
Bartholomew Building, Heppner, Oregon**

Morrow County Planning Commissioners Present: Chair Jeff Wenholz, Vice Chair Mifflin Devin, Ken Bailey, Clint Carlson, Kathy Neal, Sue Oliver, Wayne Seitz, Greg Sweek, Rod Taylor

Morrow County Staff Present: Carla McLane, Planning Director; Stephanie Loving, Planner I; Stephen Wrecsics, GIS Planning Technician; Justin Nelson, County Counsel

The Pledge of Allegiance was recited.

The Planning Commission Elected new Officers for the year. Commissioner Neal moved to elect Jeff Wenholz as Chair and Commissioner Carlson seconded. All in favor. Commissioner Sweek moved to appoint Mifflin Devin as Vice Chair and Commissioner Taylor seconded. All in favor.

Approval of Minutes:

Commissioner Oliver recommended a change in language on page 2 from "directed" to "requested" in two sentences. Commissioner Taylor moved to approve the Minutes of December 6, 2016 as amended. Commissioner Devin seconded. Motion carried.

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

Land Partition LP-N-455 and Replat R-N-044-16: Mario Pacheco Mendoza, applicant and owner. The property is described as tax lot 1800 of Assessor's Map 4N 25 14. The property is zoned Farm Residential and located south of Wilson Lane at the Rippee Road intersection. Request is to partition a 20.17-acre parcel to create three parcels. Criteria for approval includes the MCSO Article 5 Land Partitioning. This is the second of at least two public hearings.

Director McLane informed Commissioners that staff met with the land owners and they asked for a continuance to next month.

Commissioner Sweek moved to continue LP-N-455 and R-N-044-16 to February 18, 2017, at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman, Oregon. Commissioner Neal seconded the motion. All in favor. Motion carried.

Replat R-N-045-17: Robert and Carlene Schriever, applicants and owners. The properties are described as tax lots 807 and 808 of Assessor's Map 5N 26 23B. The property is

zoned Rural Residential and located at the intersection of West Seventh and Montana Lane near Irrigon. Request is to combine two lots into one. Criteria for approval includes the MCSO Article 5 Land Partitioning.

Director McLane presented the staff report and described the request.

Opened the testimony portion of the Public Hearing.

None in favor, neutral or opposition.

Closed the public testimony portion of the hearing.

Vice Chair Devin moved to approve R-N-045-17. Commissioner Oliver seconded the motion. All in favor. Motion carried.

Variance V-N-029-17: Gabino Montez, applicant and owner. The property is described as Tax Lot 600 of Assessor's Map 5N 27 21B. The property is located on Highway 730 one mile east of Irrigon and is zoned Rural Residential. Request is to site a double wide manufactured home older than 10 years. Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 7 Variances.

Planner Stephanie Loving presented the staff report and referred Commissioners to the photos on the Findings of Fact.

Opened the testimony portion of the Public Hearing.

In favor: Ramon Calvillo and Gabino Montez, applicant and representative, provided information about the need for replacing the dwelling.

None neutral or in opposition.

Closed the public testimony portion of the hearing.

Commissioner Carlson moved to approve V-N-029-17. Commissioner Taylor seconded the motion. All in favor. Motion carried.

Conditional Use Request CUP-S-325 Peter and Terri Jacobsen, applicants and owners. The property is described as tax lot 915 of Assessor's Map 4S 28 11. The property is located in the Blake Ranch Subdivision in the Forest Use Zone. Request is to allow a forest template dwelling on the property. Criteria for approval include MCZO Article 3 and Article 6.

Planner Stephanie Loving presented the staff report and comment from Lori Seitz at the US Forest Service stating the Forest Service has no comment on the action.

Opened the testimony portion of the Public Hearing.

None in favor, neutral, or opposition.

Commissioner Oliver commented on the fire protection standards and asked how the standards are evaluated and if they should be stronger. Director McLane described the process of the

Community Wildfire Protection Plan and the review process.

Closed the public testimony portion of the hearing.

Commissioner Sweek moved to approve CUP-S-325. Commissioner Carlson seconded the motion. All in favor. Motion carried.

Farm and Forest Model Code Update Workshop:

Director McLane discussed the ongoing process and timeline of the Farm and Forest Model Code Update with the consultant team, Angelo Planning Group, and described the changes as submitted. The next work session is planned for the next Planning Commission hearing on February 28, 2017. If everything goes as scheduled, public hearings will be set, with the process to conclude by June or July 2017.

Audience Participation:

None

Other Business:

- One Variance application for February 28, 2017 meeting, no other applications anticipated.
- Kymberli Erevia is the newest staff in the Planning Department as the Outreach Coordinator.
- Boardman to Hemingway is moving from Federal to State process.
- Wheatridge is in contested case. We continue to expect application for a transmission line.
- Natural Hazards Mitigation Plan is adopted and will be off to FEMA for their acknowledgment soon.
- The County has been working toward updating their website, currently the Morrow County website is not operational but the new website is anticipated to go live Friday, although it will still be under construction. The new website will be www.co.morrow.or.us.
- Updates are needed on the Transportation and Recreation Elements of the Comprehensive Plan so anticipate that work in the near future.
- Work is needed related to Parks Master Planning so there will be more discussion about it in the near future.

Adjournment:

Meeting was adjourned at 8:40 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, February 28, 2017 at 6:30 p.m. at the Port of Morrow Riverfront Center in Boardman, Oregon.

Respectfully Submitted,
Stephanie Loving