



## PLANNING DEPARTMENT

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

**Minutes of the Public Hearing of the  
Morrow County Planning Commission  
Tuesday, February 28, 2017, 6:30 p.m.  
Port of Morrow Riverfront Center, Boardman, Oregon**

**Morrow County Planning Commissioners Present:** Chair Jeff Wenholz, Vice Chair Mifflin Devin, Clint Carlson, Kathy Neal (by telephone), Greg Sweek

**Members Excused:** Ken Bailey, Sue Oliver, Wayne Seitz, Rod Taylor

**Morrow County Staff Present:** Carla McLane, Planning Director; Stephanie Loving, Planner I; Justin Nelson, County Counsel

The Pledge of Allegiance was recited.

**Approval of Minutes:**

Chair Wenholz noted a typo to be changed on page 3 of the draft minutes. Commissioner Sweek moved to approve the Minutes of January 24, 2017 as amended. Vice Chair 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 third of at least three public hearings.**

Director McLane read written comments received from Department of Environmental Quality and West Extension Irrigation District and presented the amended staff report. She further described the changes on the staff report from the meetings with West Extension Irrigation District and the land owners.

Commissioner Neal requested clarification on the Federal and West Extension improvements and easements and the staff report to reflect the changes on the Final Findings.

Opened the testimony portion of the Public Hearing.

In favor: Veronica Pacheco, applicant and owner. In favor of the land partition but does not wish to dedicate Rippee Road but would instead like to have an acquisition of the easement. She also stated that they were asked to sign a waiver to the 150-day requirement from their request for a continuance but does not want to sign it.

Citlali Mendoza, applicant and owner. In favor of the land partition but does not want to dedicate Rippee Road and lose the land.

County Counsel requested a brief recess to speak with Planning Staff.

County Counsel further described the 150-day waiver request and the applicants requested the opportunity to continue the hearing and waive the 150-day requirement with the agreement that the assigned signer for the owners sign the waiver document.

Written neutral comments from Department of Environmental Quality and West Extension Irrigation District.

Written opposition from Roy Dugan attached to the staff report from the previous hearing.

Closed the public testimony portion of the hearing.

Commissioner Carlson moved to continue LP-N-455 and R-N-044-16 to April 25, 2017 at 7:00 pm at the Port of Morrow Riverfront Center. Commissioner Neal seconded the motion. All in favor. Motion carried.

**Variance V-N-030-17: Veronica Sanchez Mendoza, applicant and owner. The property is described as Tax Lot 2900 of Assessor's Map 4N 25 20A. The property is located in the West Glen Subdivision inside the Boardman Urban Growth Boundary and is zoned Suburban Residential. Request is to site a double wide manufactured home older than 10 years. Criteria for approval include Morrow County Zoning Ordinance Article 7 Variances.**

Planner Stephanie Loving presented the staff report and referred Commissioners to the photos on the Findings of Fact. Director McLane read the comment letter from West Extension Irrigation District.

Opened the testimony portion of the Public Hearing.

None in favor or opposition.

Written neutral comment from West Extension Irrigation District.

Closed the public testimony portion of the hearing.

Commissioner Carlson moved to approve V-N-030-17. Vice Chair Devin seconded the motion. All in favor. Motion carried.

**Farm and Forest Model Code Update Workshop:**

Director McLane presented the draft code from the consultant team and examples of Morrow County, Clackamas County and City of Boardman's Procedures Ordinances. She further described the decision types and procedures for which decisions are made and how Morrow County would benefit from changing the procedures to allow other decision types including Ministerial, Administrative, Quasi-judicial, and Legislative decisions.

Director McLane briefly took them through the changes and comments on the draft farm and forest codes from the consultant team and discussed the suggestions and how the Planning Commission would like to proceed with the changes in regards to decision types. Director McLane indicated that staff will further review the draft codes and provide the Planning Commission with recommended alterations for the next version within the next week.

The proposed schedule for continued work on the Farm and Forest Model Code will be to provide 35-day notice to DLCD March 20, 2017 followed by the next work session at the March 28, 2017 Planning Commission meeting and the first Public Hearing for the code amendment on April 25, 2017.

**Audience Participation:**

None

**Other Business:**

- The Parks Planning Subcommittee is working on the Parks Master Plan which will be in front of Planning Commission in late Spring.
- The Road Committee is working on the 5 and 20-year project lists and the updated lists will be in front of Planning Commission soon as it needs to be updated by July 1.
- Transportation System Plan needs to be updated soon.
- A review of the Commercial/Industrial use zones based on the Economic Element update should be considered.
- A Buildable Lands Inventory needs to be considered.

**Adjournment:**

Meeting was adjourned at 9:35 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, March 28, 2017 at 7:00 p.m. at the Bartholomew Building in Heppner, Oregon.

Respectfully Submitted,  
Stephanie Loving