



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, April 25, 2017, 7:00 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, Sue Oliver, Wayne Seitz, Rod Taylor

Members Excused: Ken Bailey, Greg Sweek

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.

Approval of Minutes:

Commissioner Neal moved to approve the Minutes of March 28, 2017. 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 fourth of at least four public hearings.

Director McLane presented an email request from the applicants

Commissioner Carlson moved to continue LP-N-455 and R-N-044-16 to June 27, 2017 at 7:00 pm at the Port of Morrow Riverfront Center. Vice Chair Devin seconded the motion. All in favor. Motion carried.

TSP-109-17 Transportation System Plan (TSP): Morrow County, applicant. This update of the TSP Appendix B Recommended Roadway System Projects is needed to facilitate new five-year and twenty-year project lists. These project lists, recommended by the Road Committee will determine road improvements and maintenance for the next 5 to 7 years. These project lists include roads throughout Morrow County. Criteria for approval includes the Morrow County Zoning Ordinance Article 8 and the Morrow County Comprehensive Plan Review and Revision. This is the first of at least two hearings, with the second hearing to be in front of the Board of Commissioners.

Director McLane presented the staff report and attachments and detailed the proposed

changes to Appendix B of the Morrow County Transportation System Plan. There was discussion between the Commissioners and Public Works Director Burke O'Brien about the bridges on the list and if priority is given to some projects.

Opened the testimony portion of the Public Hearing.

None in favor, neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Taylor moved to approve TSP-109-17. Commissioner Carlson seconded the motion. All in favor. Motion carried.

Farm and Forest Model Code Update Workshop:

Director McLane introduced Darci Rudzinski from the consultant team, Angelo Planning Group. Darci described the Model Code Update process and some of the proposed changes that were made to the Model Code for the Morrow County Zoning Ordinance.

Director McLane briefly took them through the Model Code and comments within the Exclusive Farm Use Zone and Forest Use Zone provisions. Minor changes to the language were discussed and the first Public Hearing for the code amendment will be on May 30, 2017.

Audience Participation:

None

Other Business:

- The AVA Map was presented and discussed in relation to proposed solar facilities.
- Discussion regarding Article 9 needs to be addressed at the next Planning Commission meeting.
- City of Ione is proposing an Urban Growth Boundary Expansion and Re-zoning in the immediate future with a tentative joint City Counsel and Planning Commission Hearing June 13, 2017 at 6:00 pm.
- Board of Commissioners Work Session on May 3, 2017 at 1:30 pm about Public Hearings, Renewable Energy Policy discussion, and Planning projects.

Adjournment:

Meeting was adjourned at 10:09 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, May 30, 2017 at 7:00 p.m. at the Bartholomew Building in Heppner, Oregon.

Respectfully Submitted,
Stephanie Loving