



## 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, March 18, 2014  
County Court and Planning Commission Workshop 5:30 p.m.  
Public Hearings 7:00 p.m.**

**Morrow County Planning Commissioners Present:** Chair David Sykes, Vice Chair Jeff Wenholz, Gerald Breazeale, Mifflin Devin, John Kilkenny, Melissa Lindsay, Kathy Neal, Russell Seewald

**County Court Members Present:** Judge Terry Tallman, Ken Grieb, Leann Rea

**Members Excused:** Rod Taylor

**Morrow County Staff Present:** Carla McLane, Planning Director; Layne Wolfmueller, Associate Planner

The Pledge of Allegiance was recited.

**Joint Workshop:** The joint workshop will provide the County Court and the Planning Commission the opportunity to review the pending Comprehensive Plan and Zoning Ordinance and respective map changes for the Umatilla Army Depot property within Morrow County. Documents to be reviewed will be the exceptions statement, Comprehensive Plan policies, proposed use zones along with proposed maps. It is anticipated that hearings for these changes would begin April 29<sup>th</sup> in front of the Planning Commission.

The Director explained the history of the depot and the maps that were included in the packet. Also explained was the process by which the county and other entities involved need to use to accomplish these tasks. The Director went through the entire packet provided and answered questions.

Judge Tallman said that he had concerns with taking an exception to Goal 3 Resource Lands on the army depot because no farmer ever wants to give up farm land. The Director answered that an exception had to be made to get to the Industrial zoning, but that doesn't in any way preclude farming in those areas.

Commissioner Breazeale asked the Director how the deed restriction would appear. The Director informed Commissioner Breazeale that in the beginning the LRA would deed restrict the property, but now it will be accomplished through a limited use overlay zone instead.

Chair Sykes asked who the final owner of the depot would be at the end of this process. The Director answered that the properties that transfer ownership will be everything except the Oregon Guard portion which will stay in Federal ownership.

Port Manager Gary Neal suggested that the uses listed in the new habitat zone be also used in the limited use overlay zone. The Director agreed.

Both Planning Commission and County Court recommended the Planning Department move forward with the Planning and Zoning of the UMCD including the Military area, and to amend the current UMADTZ language.

### **Approval of Minutes**

The Minutes of December 3, 2013 were included with the Commissioner's packets.

Commissioner Breazeale moved to approve the Minutes of December 3, 2013. Commissioner Devin seconded. Motion carried.

Planning Commission Chair Sykes read the Planning Commission Hearing Procedures.

**Conditional Use Permit CUP-N-308: Dan Williams, applicant and owner. The property is described as tax lots 1400 and 1402 of Assessor's Map 2N 23. The property is on Highway 74 at approximately milepost 11 and is zoned Exclusive Farm Use. Request is to approve two non-farm dwellings. Criteria for approval include Morrow County Zoning Ordinance Article 6.**

Director McLane presented the staff report. Chair Sykes asked what the length of the approval period would be. The Director answered that would have a four year life with a two year renewal period. Commissioner Breazeale asked about the shared well on the plat and if it was currently in place. The Director said that there was a shared well agreement along with easements on the plat.

Opened the Public Hearing.

None in favor, neutral or opposition.

Closed the public testimony portion of the hearing.

Vice Chair Wenzholz moved to approve Conditional Use Permit CUP-N-308 . Commissioner Devin seconded the motion. Motion carried.

**Land Partition LP-N-440: Patrick and Vickie McNamee, applicants; Robert and Anne Peterson, owners. The property is described as tax lot 600 of Assessor's Map 5N 27 21. The property is located south of Highway 730 and west of Rand Road and is zoned Rural Residential. Request is to partition the property into two parcels. Criteria for approval include Morrow County Subdivision Ordinance Article 5.**

Director McLane presented the staff report.

Opened the Public Hearing.

In favor:

Pat McNamee, applicant. Mr. McNamee asked if the Commission had any questions. He also stated that he grows hay, corn seed and potatoes.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Neal moved to approve Land Partition LP-N-440. Commissioner Seewald seconded the motion. Motion carried.

Commissioner Breazeale said he has concern with the future road, he asked if the county could ask the owners to do an easement for the road. Director McLane replied that since the owners are not developing the parcels residentially, they would have no clue as to where the new road should be and would recommend against that. This application has no development proposed, so did not put development requirements on it.

**Audience Participation:**

Shane Fink, a new Umatilla County Planner sat in on the meeting and was introduced by Director McLane.

**Other Business or Correspondence:**

Planning Director Update- The Director encourage the Commission to attend the Interchange Area Management Plans for UMCD second and third workshops, March 31 and May 6. The Director passed out our new "How to speak at a public hearing" brochure and received Planning Commission consensus to use. The Director gave a brief energy update, Natural Hazards Mitigation Plan update, Medical Marijuana Facilities update and private burials discussion.

The first portion of Planning Basics was covered which included application completeness and requirements, and local and statutory notice requirements.

**Planning Commission approval of officers**

Commissioner Devin moved that Chair Sykes and Vice Chair Wenzholz stay the same. Commissioner Seewald seconded the motion. Motion carried.

**Adjournment:**

Meeting was adjourned at 9:17 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, April 29, 2014 at 7:00 p.m. at the Heppner City Hall, Heppner, Oregon.

Respectfully Submitted,  
Layne Wolfmueller



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**Minutes of the Public Hearing of the  
Morrow County Planning Commission  
Tuesday, April 29, 2014  
Public Hearings 7:00 p.m.**

**Morrow County Planning Commissioners Present:** Chair David Sykes, Vice Chair Jeff Wenholz, Gerald Breazeale, Melissa Lindsay, Kathy Neal, Rod Taylor

**Members Excused:** Mifflin Devin, John Kilkenny, Russell Seewald

**Morrow County Staff Present:** Carla McLane, Planning Director; Layne Wolfmueller, Associate Planner

The Pledge of Allegiance was recited.

**Approval of Minutes:** The Minutes of March 18, 2014 were included with the Commissioner's packets. Commissioner Taylor moved to approve the Minutes of March 18, 2014. Commissioner Lindsay seconded. Motion carried.

Planning Commission Chair Sykes read the Planning Commission Hearing Procedures.

**AC-065-14; AC(M)-066-14; AZ-067-14; and AZ(M)-068-14 Comprehensive Plan and Map, and Zoning Ordinance and Map amendments to plan and zone the Morrow County portion of the Umatilla Army Depot. Specifically the action will apply Comprehensive Plan designations of agriculture, military, industrial and wildlife habitat and zoning designations of Exclusive Farm Use, Umatilla Army Depot Transition, Port Industrial, UMCD PI LU Overlay Zone and Umatilla Depot Wildlife Habitat. The majority of the property is not currently zoned and this action will replace the previously adopted Umatilla Army Depot Transition Zone that was created and applied in about 1995. The property is defined as Tax Lots 100 and 200 of Assessor's Map 4N 26 and Tax Lot 100 of Assessor's Map 4N 27 and is generally located to the north of Interstate 84 and east of Patterson Ferry Road. This is the first of at least two public hearings with the final hearing before the County Court.**

Director McLane presented the staff report. Commissioner Neal asked what a land disturbance activity would be. Director McLane said anything where a shovel goes in the ground.

Commissioner Lindsay asked about the overlay zone on the PI zone and why it has to further restrict the PI zone. The LRA came to a decision to preserve that part of PI for habitat. Chair Sykes asked why there is 5700 acres in the wildlife zone, and why they would need more land on the PI zoned land. The Director answered that the land out there is shrub steppe, and besides on the Bombing Range, is not really anywhere else out there. There are also some species out there that need protecting. The Director also stated that the land is not contiguous so management might be hard, and the CTUIR have yet to find a land manager for the habitat part. The industrial land is zoned industrial land so it doesn't really matter that it is restricted, so

if a land swap were to be done it could be. Most of these decisions are based on previous agreements that have been reached between everyone on the LRA.

Opened the testimony portion of the Public Hearing.

None in favor or neutral.

In opposition:

Stanley Hutchison, 1776 Militia Way, Chief of Planning and Programming, Oregon Military Department (OMD). The Oregon Military Department requests the land retained by the army, not be zoned as a component of this Comprehensive Plan and zone change action. Instead OMD would like this decision deferred until the point in time when the property goes from federal ownership to state ownership. The reason is the proposed zoning of the Umatilla Army Depot Transition Zone (UMADTZ) does not appear to accommodate the Oregon National Guard (ORNG) mission and activities as an outright allowed use. If Morrow County does wish to zone the Army land, in anticipation of it coming out of federal ownership, OMD would request that the UMADTZ be amended to allow outright military use and public use on this property. It is the OMD's strategy that these lands in Morrow and Umatilla Counties will be an enduring training site whether it be ORNG in federal status or in state status. Finally, OMD would request that the zoning around the army's ownership parcels be amended to include a Real Estate disclosure requirement that can be applied to neighboring properties or that an overlay zone be created that puts developers on notice of the impacts of the ORNG training site. OMD feels that being up front with the potential developers now is a process that will foster compatible future development and minimize encroachment that could threaten the safety of the public who could be exposed to weapons, noise, dust or accidents. The OMD has been working with Morrow County since the late 1980's. Morrow County has been committed to support the ORNG which is reflected in the County's endorsement of the LRA's Re-utilization plan and further reflected in the Morrow County Goal Exceptions that cites "accommodating the needs and plans of the ORNG for the military reuse is the first of three overarching goals for the future use of this army property". Consideration of our request tonight has the potential to promoting land use that will protect the ORNG training site and the economies which rely on it into the future.

Commissioner Breazeale asked Mr. Hutchison if the basic request is to have the outright allowed use a military or public use. If that is included would he be happy. Mr. Hutchison said that they are fine with the zoning but if it would be an allowed public use or a military use zone. Either of those would allow them to continue without going through the conditional use process.

Commissioner Neal asked Mr. Hutchison to explain what he means by using a land use overlay restriction. Mr. Hutchison hoped that since there are no developers there now on adjacent properties, to set the stage, and so that those who move next door don't try to shut it down. We hope to have the developers put on notice that they are locating next to a training site where they shoot guns and fly helicopters, and they are on record before they start development that they are aware. What OMD have experienced throughout the state is that people move next door to weapons ranges and immediately start processes to get them shut down.

Commissioner Neal asked why the restriction couldn't be within their own boundaries, instead of on adjoining property owners. And that they will have plenty of land. Mr. Hutchison replied that the weapons ranges aren't moveable. The weapons ranges are fixed at that location because of the environmental damage that they have already caused, and if they moved the ranges farther to the north, the bullets would be impacting off the base.

Commissioner Breazeale asked if he was asking for the notification language to be part of the zoning language or just part of the planning process. Mr. Hutchison said it is done differently all over the place, but it just needs to be a required notice that goes out that this is an active military installation. The notification is the important thing. You could actually build it into your ordinance that would require certain construction standards that noises won't impact them.

Director McLane responded by saying that we are not wholly opposed to change some of the things in the UMADTZ that Mr. Hutchison is asking for tonight, but wished that the request had come sooner before we sent out the packet, so that it could have been incorporated. Both Director McLane and Tamra Mabbott, Umatilla County Planning Director, share the same concerns about allowing a military use and would like some time to have the conversation with the military to see what that would look like. They also have concerns about commercial development with the military use. We are in the middle of this process, and nothing says you can't come back later and amend this. We can stop this process, and have a conversation about this aspect. If we make changes, it's not just us, it is also Umatilla County, because they will adopt the same zone. The Director also has concerns on the overlay zone, it has been talked about for awhile with the military but not ever clearly articulated. The Director has a big concern that this could be a takings. How would this play out, especially when applied to the farm property that is already developed. The concern is that the industrial development gets further restricted.

Chair Sykes asked Mr. Hutchison if he has been involved with this planning process the whole time, and why not mention this before. From what Chair Sykes understands is that this has already been all hashed out and won't be changing too much. Mr. Hutchison said that the ORNG is not a formal member of the LRA but has been participating all these years. This is the first window of opportunity to actually talk about the restriction and the zoning of the land under this process. Mr. Hutchison would just like a notification. Mr. Hutchison also said that there is not ever the intent for this property to ever come out of federal status and be available for private use. It will continue to stay a long term military training site.

Chair Sykes asked if they were proposing to restrict any activities on the industrial zone or just simply notify them that there is a military use. Mr. Hutchison said just a notification would be sufficient.

Commissioner Neal said that she heard two different things from Mr. Hutchison, a disclosure and an overlay restriction. Mr. Hutchison said that it is done different ways in different places and didn't mean to give the impression of doing both. The area that would be impacted should in the least be the noise contour lines from the weapons range.

Director McLane asked who would provide this notice, and how often. Mr. Hutchison said that if it was done through zoning then the county should do it. And ideally everyone would be notified of noise and aircraft throughout the area.

Commissioner Breazeale asked for the number of personnel that would be out training. Mr. Hutchison said from 150 to 700 at any given time. Currently there is 250 person barracks and dining hall.

Commissioner Neal asked if there would be a payment in lieu of taxes (PILT) when these changes are made. Mr. Hutchison said this is the first he has heard of this. The Director said there have been conversation with the delegation about this and apparently DOD is one the

departments that do not pay PILT's. Should the military area ever come out of federal ownership, it will go to state owned land and that is exempt also.

Commissioner Neal said if there is to be a notification, there are costs involved and would be an unfair burden placed upon the County.

Vice Chair Wenholz said that it could be as simple as someone coming to the Planning Department for a zoning permit and at that time would be told.

The Director said you have two options in front of you, either halt the process and spend more time to vet these issues with the two counties, LRA Executive Director and OMD; or move forward and OMD has a certain responsibility to present what they want. That's how we deal with most everyone, make application for what you want to see happen.

Commissioner Neal asked if the military property would be fenced. Mr. Hutchison said that their intent would be to have the whole 7500 acres fenced. Currently the perimeter of the whole army depot is fenced. Commissioner Neal thought that posted signs might mitigate some of these issues if posted along the fence.

Closed the public testimony portion of the hearing.

Commissioner Breazeale asked if the Commission wanted to make changes to the ordinances as presented, make the minor change to the farm use language in the wildlife and overlay zone and also the request for changes to the UMADTZ, should we do that tonight or continue. The Director recommended that the Commission continue the action because you probably can't come to a conclusion tonight. That will give time to coordinate with Umatilla County as well. There will also be a notice issue and procedural problem if you wanted to try to apply an overlay because it would be affecting other property owners. It would need to be applied for separately. And why would you have an overlay for just one impact, let the military make their plan and then address all impacts in the overlay.

Vice Chair Wenholz moved to continue to the next meeting May 27, 2014 at Port of Morrow Riverfront Center and directs Planning Director McLane to work on the wording of the farm use in the Limited Use Overlay zone and Wildlife Habitat zone and implement changes to the UMADTZ working with Umatilla County, LRA Director and OMD. All the impacts need to be identified and once they are, the OMD can make application for an overlay. Commissioner Taylor seconded the motion. Motion carried.

**AC-069-14; AC(M)-070-14 and AZ(M)-071-14 Comprehensive Plan and Map, and Zoning Map amendments. Oregon Department of Transportation, Applicant and Owner. The property is zoned EFU, described as Tax Lots 205 and 207 of Assessor's Map 5N 26 26, and located approximately 2 miles west of Irrigon off Highway 730. Request is to amend the Comprehensive Plan to add a Goal 5 significant aggregate site to Morrow County's Map and Inventory of Natural Resources Aggregate and Mineral Resources and approve mining, also to amend the Zoning Map to include the site within the Significant Resource Overlay Zone. Criteria for approval are found in the MCCP Natural Resources Element and Review and Revision Process as well as the MCZO Article 3 Section 3.200 and Article 8. This is the first of at least two public hearings with the final hearing before the County Court.**

Associate Planner Wolfmueller presented the staff report and its attachments. One attachment

was amended - the geology lab results are being replaced with a stamped letter from an engineer. This action is utilizing the new Comprehensive Plan components relative to aggregate to protect an aggregate site. As this was the first time using the new Comprehensive Plan criteria for Goal 5 protection of aggregate there was significant discussion specific to how the analysis happened and what it meant.

Opened the testimony portion of the Public Hearing.

In favor: Patrick Knight, ODOT, Region 5, LaGrande. ODOT has at least two goals in doing this action: it streamlines the permitting and future use of this site; and this action will provide notice to future land owners in the buffer area.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Vice Chair Wenzholz moved to recommend the County Court adopt. Commissioner Breazeale seconded the motion. Motion carried.

**Audience Participation:** None

**Other Business or Correspondence:**

Planning Director Update:

- Interchange Area Management Plan workshop at the Port of Morrow in May, then probably come before the Planning Commission in June or July. The Local Reuse Authority will be going to the Implementing Local Reuse Authority soon.
- Energy siting has slowed way down. Carty Generating Station under construction; Carty pipeline has been delayed a year.
- Staffing changes are occurring. Stephanie Loving has accepted the position of Office Specialist. Layne will be moving to Texas in the next couple of months.
- All five communities and the county have adopted moratoriums to not allow Medical Marijuana Facilities within the respective jurisdictions through to May 1, 2015.
- The Love's saga continues...

**Adjournment:** Meeting was adjourned at 9:59 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, May 27, 2014 at 7:00 p.m. at the Port of Morrow Riverfront Center, Boardman, Oregon.

Respectfully Submitted,  
Layne Wolfmueller





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**Minutes of the Public Hearing of the  
Morrow County Planning Commission  
Tuesday, May 27, 2014  
Port of Morrow Riverfront Center, Boardman, Oregon  
Public Hearings 7:00 p.m.**

**Morrow County Planning Commissioners Present:** Chair David Sykes, Vice Chair Jeff Wenholz, Gerald Breazeale, Mifflin Devin, Kathy Neal, Russell Seewald, Rod Taylor

**Members Excused:** John Kilkenny, Melissa Lindsay

**Morrow County Staff Present:** Carla McLane, Planning Director; Layne WolfmueLLer, Associate Planner; Stephanie Loving, Office Specialist

The Pledge of Allegiance was recited.

**Approval of Minutes:**

The Minutes of April 29, 2014 were included with the Commissioner's packets. Vice Chair Wenholz moved to approve the Minutes of April 29, 2014. Commissioner Neal seconded. Motion carried.

Planning Commission Chair Sykes read the Planning Commission Hearing Procedures.

**Replat R-N-033-14: VaData, applicant and owner. The property is described as tax lots 102 and 103 of Assessor's Map 4N 25 01. The property is located within the Port of Morrow East Beach Development Park along Lewis & Clark Drive and is zoned Port Industrial. Request is to reconfigure Parcels 2 and 3 of Partition Plat 2008-6 . Criteria for approval include Morrow County Subdivision Ordinance Article 5.**

Vice Chair Wenholz declared he is a board member of UEC and that his position would not impact the outcome of the decision of Planning Commission. Director McLane presented the staff report.

Opened the testimony portion of the Public Hearing.

In favor:

Mark Baracani, representing VaData. 1001 4<sup>th</sup> Avenue, Seattle, Washington. Mr. Baracani informed the Commission that the property will be basically the same as the last one, it will be close to the current lot increasing to 5.07 acres from 5.00 acres to provide legal access from Lewis & Clark.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Breazeale moved to recommend approval of Replat R-N-033-14. Commissioner Devin seconded the motion. Motion carried.

**Land Partition LP-N-441 and Replat R-N-034-14: Ron McKinnis for Umatilla Electric Co-op, applicant; Port of Morrow and City of Boardman, owners. The property is described as tax lot 100 of Assessor's Map 4N 25 02 and tax lot 102 of 4N 25 11. The property is located within the Port of Morrow east of Columbia Avenue and south of the Union Pacific RR mainline and is zoned General Industrial. Request is to partition the two properties into three parcels. Criteria for approval include Morrow County Subdivision Ordinance Article 5.**

Vice Chair Wenholz declared that he is a board member for UEC but that his position would not affect the outcome of the decision of Planning Commission. Commissioner Devin works for the Port but there is no conflict for the decision of Planning Commission. Director McLane presented the staff report. Director McLane also provided a comment letter to Commissioners and interested parties from Morrow County Surveyor Stephen Haddock.

Opened the testimony portion of the Public Hearing.

In favor:

Ron McKinnis, surveyor, RV McKinnis Engineering. Mr. McKinnis informed the Commission that this is the Tumbleweed partition plat for UEC because they could not meet soil standards in the other location for a substation. The existing lease for the city for the tower will be turned over to UEC. Agreement between the city and UEC will combine 2 acres plus 4 acres of city owned land and obtain an easement off Columbia on the final Plat. This is the key link for transmission between substations.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Seewald moved to recommend approval of Land Partition LP-N-441 and Replat R-N-034-14. Commissioner Devin seconded the motion. Motion carried.

**Replat R-N-035-14: Ron McKinnis for C. Holt Real Estate, applicant; Arthur Palmer and William and Marie Earle, owners. The property is described as tax lots 1700 and 1800 of Assessor's Map 5N 26 25B. The property is located west of Irrigon off SW Second Road and SW Wyoming Avenue, is zoned Suburban Residential and is within the Urban Growth Boundary of Irrigon. Request is to adjust property lines within the Irrigon Town Plat. Criteria for approval include Morrow County Subdivision Ordinance Article 5.**

Director McLane presented the staff report. The amendment of the staff report to update the owner from William Earle to Tassie J. Pullen-Kestler was also presented. The same comment letter that was presented for previous action from the Morrow County Surveyor also addresses this action.

Opened the testimony portion of the Public Hearing.

In favor:

William Earle, former landowner and current occupant. Mr. Earle said that he just wants to move the west property line 25 feet for proper setbacks of the pump house.

Ron McKinnis, surveyor, RV McKinnis Engineering. Mr. McKinnis stated that the land is forced into replat because it is in the Irrigon area and part of the original town Plat.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Breazeale made comment that the extension of Wyoming was vacated and there is no easement shown to the properties west of Second and that the property is nonconforming because it has three homes on it and is only 0.70 acre. Commissioner Breazeale went on to say that you cannot take existing nonconforming property and make it further nonconforming and doesn't think that we can legally approve this.

Director McLane noted that the issue was a pre-existing nonconformity and that is not a criteria that we evaluate under a replat. These are existing parcels and this would increase the size of the smaller parcel.

Commissioner Breazeale suggested that the right of way be dedicated to the public.

Commissioner Neal moved to recommend approval of Replat R-N-035-14. Commissioner Taylor seconded the motion. Commissioner Breazeale opposed. Motion carried.

**AC-065-14; AC(M)-066-14; AZ-067-14; and AZ(M)-068-14 Comprehensive Plan and Map, and Zoning Ordinance and Map amendments to plan and zone the Morrow County portion of the Umatilla Army Depot. Specifically the action will apply Comprehensive Plan designations of agriculture, military, industrial and wildlife habitat and zoning designations of Exclusive Farm Use, Umatilla Army Depot Transition, Port Industrial, UMCD PI LU Overlay Zone and Umatilla Depot Wildlife Habitat. The majority of the property is not currently zoned and this action will replace the previously adopted Umatilla Army Depot Transition Zone that was created and applied in about 1995. The property is defined as Tax Lots 100 and 200 of Assessor's Map 4N 26 and Tax Lot 100 of Assessor's Map 4N 27 and is generally located to the north of Interstate 84 and east of Patterson Ferry Road. This is the first of at least two public hearings with the final hearing before the County Court.**

Director McLane presented the staff report. Director McLane provided a second letter from Stan Hutchison, Chief of Planning and Programming for the Oregon Military Department, to the Commissioners and interested parties. Commissioner Breazeale asked if the Director could summarize the letters. The Director suggested that Stan Hutchison summarize since he wrote them. Chair Sykes asked the Director if we are in the position that we want to be. Director McLane stated that she and Umatilla County Planning Director Mabbot have been advocating this position for months.

Opened the testimony portion of the Public Hearing.

In favor:

Stan Hutchison, Chief of Planning and Programming for the Oregon Military Department. Mr. Hutchison addressed the Commission and declared that there was a lot of dialogue and miscommunication prior to this. His reservations from last hearing and concern all along was about how it would be planned and zoned. He clarified that the current proposal has good language that allows for future use for the National Guard; offered thanks to the Morrow County and Umatilla County Planning Directors for their work on resolving this issue. The last letter was an effort to clarify the Oregon Military Department position about zoning and allowing the Oregon Military Department to be an allowed entity for continued use. The Oregon Military Department is willing to move forward with this.

Director McLane noted that the Military Zone will no longer be called the Umatilla Army Depot Transition Zone, but instead Umatilla Army Depot Military Zone.

Commissioner Breazeale asked why facilities for commercial or industrial purposes were exclusions in the Utility and Infrastructure Support facilities.

Director McLane responded that Military Uses are allowed outright and the Oregon Military Department has a self-sustaining Net-Zero Mission.

Commissioner Breazeale asked if the Oregon Military Department can sell the energy off-site.

Director McLane answered that the Oregon Military Department can Net-Meter but they cannot sell it and there is a distinct difference between the two.

Vice Chair Wenholz explained that with net-metering, you generate more than you can use at your own site, you can get reimbursed by your utility company for wholesale cost but you aren't generating for the sole purpose of selling it to somebody else.

Director McLane continued that as long as the land is in Federal ownership, they don't need a local permit and it could be a stumbling block if it were Oregon owned but the property will likely remain in Federal ownership for a very long time.

Mr. Stan Hutchison provided that the Oregon Military Department is a public agency, whether Federal or State, and that neither can use power generators to sell. The Oregon Military Department's Net-Zero Program is to teach energy conservation and practices to soldiers, guests, and maintenance staff. Part of the project is to reduce energy consumption and generate renewables to offset the difference that they can't meet through energy conservation to reduce or eliminate their energy footprint.

Don Chance, Director of LRA. Mr. Chance noted that this is a significant milestone and that there has been good planning throughout this procedure. He stated that Morrow County Planning Commission is in the same place as Umatilla County Planning Commission and both Counties are on the same page.

None in neutral or in opposition.

Closed the testimony portion of the Public Hearing.

Vice Chair Wenholz pointed out a typo in the Staff Report attachments under the Limited Use Overlay Zone.

Commissioner Breazeale asked if the action could be continued. Director McLane stated that there would be no reason for a continuation for Planning Commission unless there were clear concerns.

Commissioner Wenholz moved to recommend, with discussed changes, AC-065-14; AC(M)-066-14; AZ-067-14; and AZ(M)-068-14 to County Court for adoption. Commissioner Devin seconded the motion. Motion carried.

Director McLane announced that the County Court Hearing was set for June 18, 2014.

**Audience Participation:**

None

**Other Business or Correspondence:**

Planning Director Update:

- Staff Changes in Planning Department; introduction of Stephanie Loving, Office Specialist
- Director McLane's 53<sup>rd</sup> Birthday
- Planning Director Conferences and presentation of the Army Depot at the OAPA Conferences

- Associate Planner Wolfmueller will be leaving Morrow County and the Planning Department will be soon recruiting for a new Associate Planner, proposal and request for participation in interview panel
- Director McLane gave the Commissioners a handout comparing and contrasting laws, government, and Code and Plan development
- Addressed road vacations and dedications issues, in particular Rippee Road as a problem area that the Rural Addressing system needs updated and amended

Director McLane updated the status of the Devin LUBA Appeal related to Record Objections.

**Adjournment:**

Meeting was adjourned at 8:59 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, June 24, 2014 at 7:00 p.m. at the Heppner City Hall, Heppner, Oregon.

Respectfully Submitted,  
Layne Wolfmueller



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Tuesday, June 24, 2014  
Heppner City Hall, Heppner Oregon  
Public Hearings 7:00 p.m.**

**Morrow County Planning Commissioners Present:** Chair David Sykes, Vice Chair Jeff Wenholz, Mifflin Devin, Melissa Lindsay, Russell Seewald

**Members Excused:** Gerald Breazeale, John Kilkenny\*, Kathy Neal, Rod Taylor\*

**Morrow County Staff Present:** Carla McLane, Planning Director; Layne Wolfmueller, Associate Planner; Stephanie Loving, Office Specialist

The Pledge of Allegiance was recited.

**Approval of Minutes:**

The Minutes of May 27, 2014 were included with the Commissioner's packets. Vice Chair Wenholz moved to approve the Minutes of May 27, 2014. Commissioner Devin seconded. Motion carried.

Planning Commission Chair Sykes read the Planning Commission Hearing Procedures.

**AC-072-14 and AZ(M)-073-14 Comprehensive Plan and Zoning Map amendments. Oregon Department of Transportation, Applicant and Owner. The property is zoned EFU, described as Tax Lots 500 and 600 of Assessor's Map 1S 25, located approximately 3 miles south of Lexington on Highway 74. Request is to amend the Comprehensive Plan to add a Goal 5 significant aggregate site to approve mining, also to amend the Zoning Map to include the site within the Significant Resource Overlay Zone. Criteria for approval are found in the MCCP Natural Resources Element and Review and Revision Process as well as the MCZO Article 3 Section 3.200 and Article 8.**

Director McLane presented the staff report. Chair Sykes asked if the action would impact the critter composting facility that is currently on the site. Director McLane confirmed that the critter facility will still be a conditionally allowed use. Vice Chair Wenholz commented that this action clears up the confusion with the permitting process.

Opened the testimony portion of the Public Hearing.

In favor: Patrick Knight, Oregon Department of Transportation. 3012 Island Ave. La Grande, Oregon, 97850. Mr. Knight explained that the Batch Plant travels with the contractor, it is not stationary and that operation has been going on at this site for years without complaints.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Vice Chair Wenholz moved to recommend to County Court for adoption of AC-072-14 and AZ(M)-073-14. Commissioner Seewald seconded the motion. All in favor. Motion carried.

**AC-074-14 and AZ(M)-075-14 Comprehensive Plan and Zoning Map amendments. Oregon Department of Transportation, Applicant and Owner. The property is zoned EFU, described as Tax Lot 1100 of Assessor's Map 2N 23, located near the community of Cecil off Highway 74. Request is to amend the Comprehensive Plan to add a Goal 5 significant aggregate site to approve mining, also to amend the Zoning Map to include the site within the Significant Resource Overlay Zone. Criteria for approval are found in the MCCP Natural Resources Element and Review and Revision Process as well as the MCZO Article 3 Section 3.200 and Article 8.**

Director McLane presented the staff report. The two amendments were already on the Goal 5 list, but this verifies that there is evidence for them to be on the list. Commissioner Seewald asked if there have ever been any complaints about this site. Director McLane has no knowledge of any complaints ever at this site.

Opened the testimony portion of the Public Hearing.

In favor: Patrick Knight, Oregon Department of Transportation. 3012 Island Ave. La Grande, Oregon, 97850. Patrick Knight elucidated that these actions are not only to protect Oregon Department Of Transportation, but to protect surrounding landowners as well.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Seewald moved to recommend to County Court for adoption of AC-074-14 and AZ(M)-075-14. Commissioner Lindsay seconded the motion. All in favor. Motion carried.

**Conditional Use Permit CUP-N-309: Jason Proudfoot, applicant; Don Gorger and Pat Forsythe, owners. The property is described as Tax Lot 1301 of Assessor's Map 2N 25. The property is on Proudfoot Road approximately 1 mile north of Juniper Lane and is zoned EFU. Request is to approve an accessory farm dwelling. Criteria for approval include Morrow County Zoning Ordinance Articles 3 and 6.**

Director McLane presented the staff report. Commissioner Seewald asked if there is a limit on the number of Accessory Farm Dwellings. Director McLane responded that there is currently no limit so long as the need can be proven.

Opened the testimony portion of the Public Hearing.

In favor: Jason Proudfoot, applicant and owner. Mr. Proudfoot explained that the existing dwelling will house the employee who is principally engaged in operation and his family will be moving into the new dwelling.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Vice Chair Wenholz moved to recommend approval of CUP-N-309. Commissioner Devin seconded the motion. All in favor. Motion carried.

**Land Partition LP-N-442 and Replat R-N-036-14: CSS Potato Farms, LLC, applicant; City of Boardman, owner. The property is described as Tax Lot 134 of Assessor's Map 4N 24. The property is located south of Interstate 84 on Tower Road and is zoned Space Age Industrial. Request is to partition Parcel 2 of Partition Plat 2012-13 into two parcels. Criteria for approval include Morrow County Subdivision Ordinance Article 5.**

Director McLane presented the staff report and provided handouts of communication with Morrow County Surveyor, Steve Haddock and Rick McArdle, United States Navy. Dedication of Kunze was addressed and left open for comment from Barry Beyeler on behalf of the City of Boardman.

Opened the testimony portion of the Public Hearing.

In favor: Barry Beyeler, Community Development Coordinator for the City of Boardman, PO Box 229, Boardman, Oregon 97818. Clarified that the City of Boardman wants to correct the issue with Kunze Lane but suggests that it be a separate matter due to the time sensitivity of this matter.

Director McLane confirmed that access is not encumbered and that handling the Kunze issue separately would be acceptable with agreement from the City of Boardman that this matter will be taken care of in the future.

Also in favor: Mick Peck, Farm Manager, CSS Potato Farms, 206 Boardman Ave. NW, Boardman, OR 97818. Mr. Peck expressed the urgency of this matter.

None in neutral or in opposition.

Closed the testimony portion of the Public Hearing.

Vice Chair Wenholz moved to recommend approval. Commissioner Lindsay seconded the motion. All in favor. Motion carried.

**Variance V-N-025-14: Pablo Lopez and Maria Luz Barajas, owners. The property is described as Tax Lot 1800 of Assessor's Map 4N 25 20A. The property is located on the corner of Ridge Crest and Park Side Drive in the West Glen subdivision, is zoned Suburban Residential and is inside the Urban Growth Boundary of Boardman. Request is to site a 1998 double wide manufactured home. Criteria for approval include MCZO Article 7 Variances.**

Director McLane presented the staff report. Chair Sykes conveyed that the proposed home fits the design standards and would be an improvement to the area.

Opened the testimony portion of the Public Hearing.

In favor: Ruben Lopez, son of the applicants, stated that his parents are going to live there and can't get approval for a new home.

None in neutral or in opposition.

Closed the testimony portion of the Public Hearing.

Vice Chair Wenholz moved to recommend approval. Commissioner Seewald seconded the motion. All in favor. Motion carried.

**Audience Participation:**

None



**Other Business or Correspondence:**

## Planning Director Update:

- Boardman to Hemingway Line continues, Second Administrative Draft EIS in August. Record of Decision a year or more out.
- Pre-Disaster Mitigation Plan in progress, changing name to Natural Hazard Mitigation Plan.
- Community Wildfire Protection Plan in progress.
- Planning Department website update is in progress to be more user friendly and accessible.
- Internal Procedures Manual in progress and nearly complete.
- Army Depot presentation at OAPA Conference was successful and may be pitched to the National APA Conference for 2015.
- MAAC Update
- Work with cities on economic development through the Morrow County Citizen Economic Development Task Force (MCCEDTF).

## Planning Basics:

- Director McLane offered a presentation of "The Old Ugly"
- Engaging on updating the Comprehensive Plan with all members and staff and discussion of how to approach the task of amending the plan
- Director McLane provided a Comprehensive Plan handout about developing and organizing a Comprehensive Plan
- Role of the Planning Commission encouraged and necessary for the process of updating the current Comprehensive Plan
- Plan and Binder will be provided to the members at the next meeting

Leann Rea informed the Commission that the dome and base of clock tower will be delivered June 25, 2014 and placed June 26, 2014, weather permitting.

**Adjournment:**

Meeting was adjourned at 9:08 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, July 29, 2014 at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman Oregon.

Respectfully Submitted,  
Stephanie Loving



## PLANNING DEPARTMENT

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**Minutes of the Public Hearing of the  
Morrow County Planning Commission  
Tuesday, July 29, 2014  
Port of Morrow Riverfront Center, Boardman, Oregon  
Public Hearings 7:00 p.m.**

**Morrow County Planning Commissioners Present:** Chair David Sykes, Vice Chair Jeff Wenholz, Mifflin Devin, John Kilkenny, Kathy Neal, Rod Taylor

**Members Excused:** Gerald Breazeale, Melissa Lindsay, Russell Seewald

**Morrow County Staff Present:** Carla McLane, Planning Director; Stephanie Loving, Office Specialist

The Pledge of Allegiance was recited.

**Approval of Minutes:**

The Minutes of June 24, 2014 were included with the Commissioner's packets. Vice Chair Wenholz moved to approve the Minutes of June 24, 2014. Commissioner Devin seconded. Motion carried.

Planning Commission Chair Sykes read the Planning Commission Hearing Procedures.

**AC-076-14; AC(M)-077-14 and AZ(M)-078-14 Comprehensive Plan and Map, and Zoning Map amendments. Oregon Department of Transportation, applicant and owner. The property is zoned EFU, described as tax lot 100 of Assessor's Map 1N 23 22A, and located near the intersection of Morgan Road and Highway 74. Request is to amend the Comprehensive Plan to add a Goal 5 significant aggregate site to Morrow County's Map and Inventory of Natural Resources Aggregate and Mineral Resources and approve mining, also to amend the Zoning Map to include the site within the Significant Resource Overlay Zone. Criteria for approval are found in the MCCP Natural Resources Element and Review and Revision Process as well as the MCZO Article 3 Section 3.200 and Article 8.**

Director McLane presented the staff report.

Opened the testimony portion of the Public Hearing.

In favor: Patrick Knight, 3012 Island Ave., La Grande, OR. In favor and willing to answer any questions.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Neal moved to recommend to County Court for adoption of AC-076-14; AC(M)-077-14 and AZ(M)-078-14. Commissioner Taylor seconded the motion. All in favor. Motion carried.

**AC-079-14; AC(M)-080-14 and AZ(M)-081-14 Comprehensive Plan and Map, and Zoning Map amendments. Oregon Department of Transportation, applicant and owner. The property is zoned EFU, described as tax lot 3800 of Assessor's Map 2S 26, and located east of Heppner off Highway 74. Request is to amend the Comprehensive Plan to add a Goal 5 significant aggregate site to Morrow County's Map and Inventory of Natural Resources Aggregate and Mineral Resources and approve mining, also to amend the Zoning Map to include the site within the Significant Resource Overlay Zone. Criteria for approval are found in the MCCP Natural Resources Element and Review and Revision Process as well as the MCZO Article 3 Section 3.200 and Article 8.**

Director McLane presented the staff report.

Opened the testimony portion of the Public Hearing.

In favor: Patrick Knight, 3012 Island Ave., La Grande, OR. Stated that they don't have a DOGAMI permit, but proposes that the DOGAMI permit be a condition of the Conditional Use Permit.

Commissioner Neal questioned the length of time that has lapsed since the use of the pit and it was agreed by many that it has been quite a long time.

Neutral: Kyle Robinson, they have permitted pipelines that run under there and his main concern is that any activity may disrupt their pipelines.

Patrick Knight clarified that the property mentioned by Mr. Robinson is not the property of interest, ODOT doesn't own the area that Mr. Robinson referenced.

None in opposition.

Closed the public testimony portion of the hearing.

Vice Chair Wenholz moved to recommend to County Court for adoption of AC-079-14; AC(M)-080-14 and AZ(M)-081-14. Commissioner Devin seconded the motion. All in favor. Motion carried.

**Conditional Use Permit CUP-S-310: Philip and Kathryn Carlson, applicant; Treo Ranches, owner. The property is described as tax lot 2200 of Assessor's Map 4S 25. The property is on Hardman Ridge Road, 4 miles northwest of Hardman and is zoned Exclusive Farm Use. Request is to approve a Private Park, Home Occupation, Personal Use Airport, and Dog Kennel. Criteria for approval include Morrow County Zoning Ordinance Article 6.**

Director McLane presented the staff report. Chair Sykes declared that he maintains the website for Treo Ranches but doesn't know much about it and has no vested interest in the decision of this action. Copies of the comment letter from Oregon Department of Aviation were given to each of the Planning Commission members.

Chair Sykes questioned why the personal use airport was tied in with the business and whether it is something that would be allowed to be used if the business were to discontinue.

Director McLane answered that the airport would be separate, though it will be used in conjunction with the hunting preserve and bed and breakfast.

Commissioner Neal asked the exact location of activities on the property and whether there are any close neighbors that this may affect.

It was stated by several members and Director McLane that there are no houses along that road or nearby that this would directly affect.

Opened the testimony portion of the Public Hearing.

None in favor, neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Devin moved to recommend approval of CUP-S-310. Commissioner Neal seconded the motion. All in favor. Motion carried.

**Land Partition LP-S-443 and Replat R-S-037-14: Kyle Robinson, applicant; Merlyn Robinson, owner. The property is described as tax lot 3700 of Assessor's Map 2S 26. The property is located off Highway 74-Lena, east of Heppner is zoned Exclusive Farm Use. Request is to partition the property into three parcels. Criteria for approval include Morrow County Subdivision Ordinance Article 5.**

Director McLane presented the staff report. Copies of the comment letter from the Morrow County Surveyor were given to each of the Commission members and interested audience parties.

Opened the testimony portion of the Public Hearing.

In favor: Kyle Robinson, the terrain effects the size of the parcel because of the canyon. He stated that meeting minimum acreage requirements can be met with coordination of the surveyor and moving the property line to the top of the canyon.

None in neutral or in opposition.

Closed the testimony portion of the Public Hearing.

Vice Chair Wenzholz moved to recommend approval of LP-S-443 and R-S-037-14. Commissioner Devin seconded the motion. All in favor. Motion carried.

**Audience Participation:**

George Griffith provided information concerning the straightening of Horseshoe Bend on Highway 74. His suggestion was to mine that area instead of the Morgan Creek Quarry.

**Other Business or Correspondence:**

Planning Director Update:

- Director McLane provided an update memorandum to each of the commission members with detailed updates
- Staffing changes with new Associate Planner coming in August, Sam Lamb
- ODOT Aggregate Amendments will be on temporary hiatus until Sam is settled
- Boardman to Hemingway activity update, draft EIS expected late Fall
- PDMP change to Natural Hazards Mitigation Plan as updates occur
- Umatilla Army Depot Planning and Zoning actions have been approved and go into effect later this year
- UMCD IAMP draft plan given to all members and discussion of proposed adoptions
- UMADRA will be Columbia Development Authority and changes in members

- Land use path with Medical Marijuana Facilities and proposed code change discussion
- Food Service in Resource Zones, the Planning Department will be working with Public Works to correct the food service allowance at the OHV Park
- Military Airspace Advisory Committee has resolved a lot of issues and the engagement of a Planning Commission member opportunity
- LUBGWMA work continues and ground water has improved
- AOC PD meeting in October locally and invitation for attendance extended to Planning Commission members

**Planning Basics:**

- Director McLane provided Comprehensive Plan and Binder to the members, the first workshop will be an hour before the next Planning Commission public hearing on Tuesday, August 26, 2014 starting at 6:00 pm.

**Adjournment:**

Meeting was adjourned at 9:08 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, August 26, 2014 at 6:00 p.m. at the Heppner City Hall in Heppner, Oregon.

Respectfully Submitted,  
Stephanie Loving



## PLANNING DEPARTMENT

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**Minutes of the Public Hearing of the  
Morrow County Planning Commission  
Tuesday, August 26, 2014  
Heppner City Hall, Heppner Oregon  
Public Hearings 6:00 p.m.**

**Morrow County Planning Commissioners Present:** Chair David Sykes, Mifflin Devin, John Kilkenny, Melissa Lindsay, Kathy Neal, Russell Seewald

**Members Excused:** Vice Chair Jeff Wenholz, Gerald Breazeale, Rod Taylor\*

**Morrow County Staff Present:** Carla McLane, Planning Director; Sam Lamb, Associate Planner; Stephanie Loving, Office Specialist

Meeting was called to order at 6:09 p.m.

**Comprehensive Plan Update Workshop:**

The Planning Commission spent about an hour discussing the much needed update of the Comprehensive Plan. Conversation started with a short discussion of periodic review and the post acknowledgment plan amendment (PAPA) process, and then moved through a variety of topics related to next steps and needed outcomes.

Periodic review is the statutory process by which Plans and Code are updated and maintained. Morrow County started periodic review in the late 1990s, but did not complete the process as the population threshold was increased and the requirement was eliminated. All amendments done to date have been done by the PAPA process (an example being the recent update of the aggregate process).

Much of the discussion focused on two items – citizen involvement and how to approach this task.

*Citizen Involvement:* Public hearings are the final opportunity, however it was agreed throughout the discussion that involvement should be available regularly. Stated another way – early and often. Inviting special guests was discussed – farmers when discussing farm land, foresters when discussing forest land, and of course individuals with specific understanding or knowledge such as Gary Neal or Bruce Sorte. Also discussed was the role of the cities, particularly in relation to UGBs and transitional lands (current conversation with both Irrigon and Lone about UGB expansion needs). Planning Director McLane has been in contact with MindMixer, a company that does citizen involvement work, about their service, its cost and how it might work.

*How to approach this task:* The first question asked was, “how will the plan be used and why is it important.” This may best summarize the task at hand – drafting an updated Comprehensive Plan that captures the essence and history of Morrow County, but also lays the groundwork for what Morrow County wants to achieve into the future. The Comprehensive Plan is a framework that the county uses to determine our future and to set regulation. Discussion also took place

about what should come first – Comprehensive Plan or Zoning Ordinance. The Comprehensive Plan is the framework with findings and it sets policy. The Zoning Ordinance is regulation based on those findings and policies. In most cases it makes sense to set the policy first. Planning Director McLane shared some examples where we have regulation without strong policy, or policy without proper regulation. It was also discussed that a lot has changed in Morrow County since the late 1970s when the current document was written.

Economics, while a specific goal, also has an impact throughout the plan. There was discussion that some attention should be given to the current economics at play in Morrow County and determine how that topic could or should be woven throughout the Comprehensive Plan.

It was agreed that a Work Plan is needed, but the question arose as to procedure of where to start. Front to back; back to front; a bit at a time; all at once. Planning Director McLane was asked if there are areas that need the most attention. That's difficult to answer as much or most of the Comprehensive Plan needs work, some significant.

The recently updated Review and Revision process will drive some of the 'how' so it may be worth looking at that to see if it meets our need. Also discussed was the journalists approach: who, what, when, where, why and how – Good questions to ask throughout the process.

Budget was also discussed. Initial conversation with the Court has identified a budget of \$100,000 to cover things such as a biologist, traffic engineer, cultural resources specialist, assistance with citizen involvement and help with writing outside of current staff.

It was agreed that while the objective is a more concise and readable document, we do not want to lose the flavor of the Comprehensive Plan.

Continuation of Plan Update scheduled for next regular Planning Commission meeting.

**Regular Session:** Public Hearings at 7:00 p.m.

Roll Call.

The Pledge of Allegiance was recited.

**Approval of Minutes:**

The Minutes of July 29, 2014 were included with the Commissioner's packets. Commissioner Neal moved to approve the Minutes of July 29, 2014. Commissioner Devin seconded. Motion carried.

Planning Commission Chair Sykes read the Planning Commission Hearing Procedures.

**Conditional Use Permit CUP-S-311: John Flynn, applicant, for Ruggs Ranch, owner. The property is described as tax lot 2400 of Assessor's Map 3S 25. The property is on Upper Rhea Creek Road, just south of Ruggs and the Highway 206 and 207 junction. The property is zoned Exclusive Farm Use. Request is to approve a Private Park, Home Occupation, Dog Kennels, and a Bed and Breakfast. Criteria for approval include Morrow County Zoning Ordinance Article 6.**

Director McLane presented the staff report.

Opened the testimony portion of the Public Hearing.

None in favor, neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Devin moved to approve CUP-N-311. Commissioner Seewald seconded the motion. Motion carried.

**ATSP-082-14; ATSP-083-14; AC(M)-084-14; AZ-085-14 and AZ(M)-086-14 Adoption of Interchange Area Management Plans for the Paterson Ferry and Army Depot Interstate 84 Interchanges; amend both the Comprehensive Plan and Zoning Map to reflect the Interchange Management Area; and amend the Zoning Ordinance to include necessary regulatory requirements for the Interchanges. Morrow County and UMADRA, Applicant and ODOT, Owner of the Interchanges. Properties within the Interchange Management Area are zoned Exclusive Farm Use, Port Industrial, General Industrial and Umatilla Army Depot Military; and are described as portions of sections 1, 12-16, and 22-24 of Assessor's Map 4N 26 and portions of sections 4-9, 16-20 and 28 of Assessor's Map 4N 27. The Interchange Management Area is located along Interstate 84 from the Paterson Ferry Interchange east into Umatilla County and the Army Depot Interchange for the Morrow County Adoption process. Request is to add the Interchange Area Management Plans to the Transportation System Plan, amend the Comprehensive Plan and Zoning Maps to add the Interchange Management Area, and to amend the Zoning Ordinance to include appropriate ODOT notice provisions and related requirements. Criteria for approval are found in the Morrow County Comprehensive Plan Review and Revision Process as well as the Zoning Ordinance Article 8.**

Director McLane provided a copy of the draft Paterson Ferry Interchange Area Management Plan and the draft Army Depot Interchange Area Management Plan to the Planning Commission and interested audience parties.

Matt Hughart of Kittleson and Associates presented the Interchange Area Management Plan and summarized their function.

Chair Sykes asked if the plan was directed only toward Morrow County or in conjunction with Umatilla County. Mr. Hughart stated that the project was looked at holistically but the plans we are discussing tonight would be adopted by Morrow County.

Opened the testimony portion of the Public Hearing.

None in favor, neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Kilkenny moved to recommend to County Court for adoption of ATSP-082-14; ATSP-083-14; AC(M)-084-14; AZ-085-14 and AZ(M)-086-14. Commissioner Neal seconded the motion. Motion carried.

**Other Business or Correspondence:**

Planning Director Update:

- Carla's Vacation Review



CSS Potato Farms request for waiver of the condition for onsite suitability for LP-N-442 and R-N-036-14. Commissioner Seewald moved to approve waiver of condition for LP-N-442 and R-N-036-14. Commissioner Devin seconded the motion. Motion carried.

Planning Basics:

- Next meeting schedule and procedure for the Comprehensive Plan Update Workshops

**Adjournment:**

Meeting was adjourned at 8:31 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, September 30, 2014 at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman, Oregon.

Respectfully Submitted,  
Stephanie Loving



## PLANNING DEPARTMENT

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**Minutes of the Public Hearing of the  
Morrow County Planning Commission  
Tuesday, September 30, 2014  
Port of Morrow Riverfront Center, Boardman, Oregon  
Public Hearings 7:00 p.m.**

**Morrow County Planning Commissioners Present:** Chair David Sykes, Vice Chair Jeff Wenholz, Kathy Neal, Russell Seewald, Rod Taylor

**Members Excused:** Mifflin Devin, Melissa Lindsay, John Kilkenny, Gerald Breazeale

**Morrow County Staff Present:** Carla McLane, Planning Director; Sam Lamb, Associate Planner; Stephanie Loving, Office Specialist

The Pledge of Allegiance was recited.

**Approval of Minutes:**

Commissioner Neal moved to approve the Minutes of August 26, 2014. Commissioner Seewald seconded. Motion carried.

**Comprehensive Plan Update Workshop:**

The Planning Commission met to discuss the update of the Comprehensive Plan. Conversation started with a short discussion about the vision statement, and then moved through a variety of topics related to next steps and needed outcomes. Director McLane presented several articles and studies for discussion and proposed an agreement with the company MindMixer to assist us in the update process.

Much of the discussion focused on two items – citizen involvement and structure of the process.

*Citizen Involvement:* There was much discussion about how we will get public input and plans to get the word out to the public about this process. It was mentioned that there should be some kind of encouragement or incentive for the public to respond and that it was proposed to provide multilingual information to get involvement of everybody. Inviting special guests was also discussed – it was suggested who should be involved such as individuals with specific understanding or knowledge such as Gary Neal or Bruce Sorte, affected parties, and various farmers or corporations that may provide insight. The first panel of guests is proposed for the January meeting. Suggestion was made about questionnaires for the public. MindMixer is a company that does citizen involvement work and should be of great assistance in helping with this portion.

*Structure of the Process:* The first topic suggested was economics as a starting point. Economics, while a specific goal, also has an impact throughout the plan. There was discussion that some attention should be given to the current economics at play in Morrow

County and Director McLane indicated that she would provide a copy of the Regional Economic Opportunity Analysis for the next meeting. There was also discourse about the demographic aspect of the plan and the information from Portland State University that will be of benefit to the update process. It was agreed that a Work Plan is needed and should be prepared by the end of December with interim goals. The next meeting will consist of creating a work plan with a time line of progress and tentative deadlines as well as how to pursue citizen outreach.

The statistical information in the plan was pointed out and suggested as being a footnote or appendix rather than within the body of the document. It was proposed that a preliminary update and refinement of the Introduction be done by staff to get a start on substance.

Continuation of Plan Update scheduled for next regular Planning Commission meeting.

**Audience Participation:**

None

**Other Business or Correspondence:**

Planning Director Update:

- Community Wildfire Protection Plan adoption anticipated in January 2015
- Natural Hazards in Comprehensive Plan
- Medical and Recreational Marijuana work ongoing
- Code Enforcement Ordinance Update
- EFU/FU Model Code DLCDC Project

**Adjournment:**

Meeting was adjourned at 9:22 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, October 28, 2014 at 7:00 p.m. at the Heppner City Hall in Heppner, Oregon.

Respectfully Submitted,  
Stephanie Loving



## PLANNING DEPARTMENT

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**Minutes of the Public Hearing of the  
Morrow County Planning Commission  
Tuesday, October 28, 2014  
Heppner City Hall, Heppner Oregon  
Public Hearings 7:00 p.m.**

**Morrow County Planning Commissioners Present:** Chair David Sykes, Gerald Breazeale, Mifflin Devin, John Kilkenny, Melissa Lindsay, Kathy Neal, Russell Seewald

**Members Excused:** Vice Chair Jeff Wenzholz, Rod Taylor

**Morrow County Staff Present:** Carla McLane, Planning Director; Sam Lamb, Associate Planner; Stephanie Loving-Harris, Office Specialist

The Pledge of Allegiance was recited.

**Approval of Minutes:**

The Minutes of September 30, 2014 were included with the Commissioner's packets. Commissioner Neal moved to approve the Minutes of September 30, 2014. Commissioner Devin seconded. Motion carried.

Planning Commission Chair Sykes read the Planning Commission Hearing Procedures.

**Land Partition LP-S-444 and Conditional Use Permit CUP-S-312: Meadow Brook Farms LLC., applicants and owners. The property is described as Tax Lot 4500 of Assessor's Map 1S 25. The property is located adjacent to and south of the south city limits of Lexington and southwesterly of Oregon State Highway 74. The property is zoned EFU. This request is to partition a 786 acre parcel to create one "non-farm" dwelling parcel and approve one "non-farm" dwelling. Criteria for approval include MCZO Article 3, Section 3.010(F); MCZO Article 6, Sections 6.020 and 6.030, and MCSO Article 5, Land Partitioning.**

Director McLane presented the staff report. Copies of the plot plan were provided to Planning Commission and interested parties.

Opened the testimony portion of the Public Hearing.

In favor: Brian Thompson, owner of Meadow Brook Farms, LLC. Commented that the railroad right-of-way will be incorporated into this action.

John Edwards, Lexington. Only concern is the railroad dike that keeps the creek from flooding the road and it was established that the aforementioned would remain part of the parent parcel.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Breazeale moved to approve LP-S-444 and CUP-S-312. Commissioner Devin seconded the motion. All in favor. Motion carried.

**Audience Participation:**

None

**Comprehensive Plan Update Workshop**

Director McLane provided the Planning Commission with copies of the Regional Economic Opportunities Analysis for their review and consideration for the Comprehensive Plan update. Also provided was a work plan time line for the first phase of the Comprehensive Plan update followed by discussion of details.

At the request of the Planning Commission, Director McLane made copies of the first 29 pages of the current plan, which includes: Basis for the plan, The Plan in Context, Historical Background, Planning Background Summary, and Demographic Profile. With formatting changes, the length of the copies are much shorter than the adopted document but otherwise the same.

The next item of discussion was the Economic Element, which Director McLane also made copies of for Planning Commission and interested parties. There was much discussion about the components of economics, recreation, and tourism in relation to the economic and recreational elements. The future of tourism in Morrow County will be discussed in the future as we work our way into the recreational element; tourism will also be considered as a component in the amended economic element.

The MindMixer agreement is in place and Director McLane presented sample questions for Planning Commission to consider before the public launch date of the MindMixer platform. There was discussion about the interaction on MindMixer and operational standards. Public launch is proposed for the end of December and URL ideas were suggested for the site.

The sample questions were reviewed and discussed in relation to our workshop and how to alter the ideas to fit our county. Community interest in MindMixer will be discussed at the next meeting, and suggestions for public advertisement of our MindMixer platform were discussed.

**Other Business or Correspondence:**

Planning Director Update:

- Medical Marijuana update of time line, more to come in December
- Coordinated Human Services Public Transportation Plan is in the works
- 2015 Planning Commission Meeting Schedule approved by consensus

**Adjournment:**

Meeting was adjourned at 9:06 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, December 9, 2014 at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman Oregon.

Respectfully Submitted,  
Stephanie Loving-Harris



## PLANNING DEPARTMENT

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**Minutes of the Public Hearing of the  
Morrow County Planning Commission  
Tuesday, December 9, 2014  
Port of Morrow Riverfront Center, Boardman, Oregon  
Public Hearings 7:00 p.m.**

**Morrow County Planning Commissioners Present:** Chair David Sykes, Vice Chair Jeff Wenholz, Gerald Breazeale, Mifflin Devin, Kathy Neal, Russell Seewald, Rod Taylor

**Members Excused:** Melissa Lindsay, John Kilkenny

**Morrow County Staff Present:** Carla McLane, Planning Director; Ryan Swinburnson, County Counsel

The Pledge of Allegiance was recited.

**Planning Commission and County Court Joint Work Session:**

The Planning Commission and County Court met to discuss the Medical Marijuana Moratorium and amending land use regulations for Medical Marijuana dispensaries. Conversation started with a short introduction from Planning Director McLane, who gave the history of Medical Marijuana legislation in Oregon and the current moratorium that is set to expire May 1, 2015. Director McLane further explained that the current ordinance allows for drugstores without defining 'drugstore' and suggested that definitions be added to the ordinance for drugstore, pharmacy, liquor store, medical marijuana dispensaries or facilities, and grow facilities or laboratories.

There was much discussion about the operations of a medical marijuana dispensary and how it relates to the recent state legislation for recreational marijuana use. It is recommended that we be deliberative about medical marijuana so that there is framework for recreational marijuana. It is understood that marijuana facilities shouldn't be allowed where children congregate and that facilities should not be sited within 1500' of areas such as public parks, playgrounds, designated school routes, libraries, or pools and that state law requires facilities be no closer than 1000' from schools and daycare facilities. Concern was raised about the effect this might have on siting future facilities that would be impacted by marijuana facilities and it was explained that the use would be specifically listed in General Commercial zones and that it will not be an outright use, but rather a conditional use that would have to be approved by planning commission and each case will be handled individually as appropriate.

Director McLane indicated that the standards should be reviewed for General Commercial Use Zones in a public forum and asked for recommendation to move forward with public hearings. County Commissioner Rea stated that she prefers the route of a public hearing process so that

everyone affected would have an opportunity to voice their opinion or concerns about the amendments. Planning Commission members Breazeale, Devin, and Neal supported the idea and it was decided by consensus that the proposed amendments move forward to the public hearing process.

The next topic addressed at the joint work session was regarding the Airport Layout Plan and the conflicting uses allowed with airport overlay plans and the underlying zones. Planning Director McLane suggested that it might be best to just re-zone the areas and make the uses clearer. It was recommended to repeal and replace Airport Approach and Overlay Zones and refine Air Industrial Parks. It was decided by consensus that the proposed amendments move forward to the public hearing process and Director McLane indicated that staff would work toward adding it to the agenda in the near future.

Planning Commission Chair Sykes read the Planning Commission Hearing Procedures.

**Conditional Use Permit CUP-N-313: Land Quest Investments, LLC (wholly owned by Sim and Ramona Ten Eyck), applicants and owners. The property is described as Tax Lot 1300 of Assessor's Map 4N 24. The property is located adjacent to and north of Kunze Road, about 2105 feet east of the intersection of Kunze Road and Toms Camp Road and about 3240 feet west of the intersection of Kunze Road and Peters Road. The property is zoned Small Farm-40 (SF-40). The request is to site a lot-of-record dwelling in the SF-40 zone. Criteria for approval include MCZO Article 3 and MCZO Article 6.**

Director McLane presented the staff report and explained that the Conditional Use Permit for lot-of-record dwelling is valid for four years and an extension would be available to extend that two more years.

Opened the testimony portion of the Public Hearing.

In favor: Ramona Ten Eyck, land owner, stated that they are in the process of selling the land and that the future owners wish to build on the land. They were going to build on the land in 1978 and started preparations to do so but never did due to unforeseen circumstances.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Vice Chair Wenholz moved to approve CUP-N-313. Commissioner Devin seconded the motion. All in favor. Motion carried.

**Approval of Minutes:**

Commissioner Devin moved to approve the Minutes of October 28, 2014. Commissioner Seewald seconded. Motion carried.

**Comprehensive Plan Update Workshop:**

Bruce Sorte, OSU Economist, gave a presentation about the economy of Morrow County in relation to the Comprehensive Plan. The focus of the presentation was growth in the area and how land use regulations, employment, immigration and diversification can impact regional growth and economy.

Mr. Sorte addressed the Economic Impact Analysis in Morrow County and referenced the inelastic demand of products being exported from our area. There was discussion about the development of a regional consumer base and the benefits it would provide to our communities. Mr. Sorte commented on the significant growth in jobs that the Port of Morrow as created and noted that Boardman is a work center that will never have adequate housing. Cumulatively it was recommended that the focus of the Comprehensive Plan update should center around future activity and consider how the growth will have a mutual effect on land use planning and how preparation for the changes will prove beneficial.

Continuation of Plan Update scheduled for next regular Planning Commission meeting.

**Other Business or Correspondence:**

Planning Director Update:

- Loves update: nothing new from planning end, LUBA action complete
- Discussion of the naming of the soon-to-launch MindMixer site
- MAAC update and the value of wind potential in restricted airspace
- Release of the BLM B2H Draft EIS set for Friday, December 19, 2014 with a 90-day comment period
- EFU/FU Model Code DLCDC Project update

**Adjournment:**

Meeting was adjourned.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, January 27, 2015 at 7:00 p.m. at the Heppner City Hall in Heppner, Oregon.

Respectfully Submitted,  
Stephanie Loving-Harris