



PLANNING DEPARTMENT

P. O. Box 40 • Irrigon, Oregon 97844
(541) 922-4624 or (541) 676-9061 x 5503
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**Minutes of the Public Hearing of the
Morrow County Planning Commission
Tuesday, January 27, 2015
Heppner City Hall, Heppner Oregon
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, Russell Seewald

Members Excused: Kathy Neal, Rod Taylor

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

The Pledge of Allegiance was recited.

Approval of Minutes: The minutes of December 9, 2014 were included with the Commissioner's packets. Vice Chair Wenholz noted a typographical error. Commissioner Breazeale moved to approve the corrected minutes of December 9, 2014. Vice Chair Wenholz seconded. Motion carried.

Election of Officers: Commissioner Devin moved to approve same officers from prior year. Commissioner Breazeale seconded. All were in favor of retaining David Sykes as Chair and Jeff Wenholz as Vice Chair.

Planning Commission Chair Sykes read the Planning Commission Hearing Procedures.

Land Partition LP-N-445, Replat R-N-038-15 and Variance V-N-025-15: Donald D. And Deborah Young, applicants and owners. Property is described as Tax Lot 300 of Assessor's Map 4N 24 13. Property is located north of Wilson Lane, east of Toms Camp Road and is zoned FR 2. This proposed replat is to partition Parcel 2 of Partition Plat 2007-11, a 26.82 acre parent parcel, into Parcel 1 at 3.00 acres, the remainder of 23.82 acres in Parcel 2. Criteria for approval include MCZO Articles 3 and 7, and Section 3.041; Morrow County Subdivision Ordinance (MCSO) Article 5.

Director McLane presented the staff report.

Commissioner Breazeale asked if there was a reason that the proposed land partition is in an "L" shape. Director McLane mentioned that there is a BPA transmission easement in the North end of the property, but otherwise there is no specific reason for the shape.

Opened the testimony portion of the Public Hearing.

None in favor, neutral or opposition.

Closed the public testimony portion of the hearing.

Vice Chair Wenholz moved to approve LP-N-445, R-N-038-15, and V-N-026-15. Commissioner Devin seconded the motion. All in favor. Motion carried.

Land Partition LP-S-446 and Conditional Use Permit CUP-S-314; Craig W. Munkers, applicant and owner. Property is described as Tax Lot 5300 of Assessor's Map 1S 25. Property is located on Clark's Canyon Road immediately west of the Town of Lexington town limits and is zoned Exclusive Farm Use (EFU). This proposal is to partition an approximately 160-acre parcel into two parcels; one to become a "non-farm" dwelling parcel. Criteria for approval include Oregon Revised Statute 215.284(7) and Oregon Administrative Rule 660 Division 33 Section 0130(4)(c) and (30), MCZO Article 6 Conditional Uses and MCSO Article 5 Land Partitions.

Director McLane presented the staff report.

Commissioner Breazeale stated that access is needed and questioned if the lot line could be adjusted to meet access requirements. Director McLane responded that there may be frontage and if so, the applicants would need to obtain an access permit. Otherwise, they will need to obtain an easement.

Opened the testimony portion of the Public Hearing.

None in favor, neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Breazeale moved to approve LP-S-446 and CUP-S-314. Commissioner Devin seconded the motion. All in favor. Motion carried.

AZ-087-15 is a proposal is to allow medical marijuana dispensaries, grow facilities and laboratories. Amendments are proposed for Article 1 Section 1.030 Definitions, Article 3 Section 3.060 General Commercial Zone and Article 6 Section 6.050 Standards Governing Conditional Uses. The effected properties are Tax Lots 100, 101, 800, 1300 and 1301 of Assessor's Map 5N 26 25B located along Highway 730 between SW Second Street and West Third Road on the west side of Irrigon AND Tax Lots 901 and 1001 of Assessor's Map 1S 24 located along Highway 74 between Johnson Grade Road and Main Street on the west side of lone. Criteria for approval are in Morrow County Zoning Ordinance (MCZO) Article 8.

Director McLane presented the staff report by first offering background and history of the Oregon Medical Marijuana Program and the use of the program in Morrow County as well as regulations from the Oregon Health Authority.

Director McLane explained dispensaries in relation to land use and introduced the moratorium that is set to expire May 1, 2015. She emphasized that it is now time to decide whether we want to continue the moratorium and face potential legal ramifications or take a regulatory stance.

Director McLane clarified that there is no connection to Measure 91 and recreational marijuana, the proposed amendment only pertains to medical marijuana.

In total, the amendment would affect just 12 acres in the entire county. Two of the subject properties near lone and five subject properties near Irrigon.

Director McLane presented copies of a letter comment from Toni and Brad Emerson of Irrigon and read the letter in its entirety for the record. Maps of buffer zones for schools in Irrigon and Lone were also presented to the Planning Commission and interested audience members.

For the record, Commissioner Wenzholz declared that two of the subject parcels are owned by his father.

Commissioner Breazeale indicated that there is a difference between medical and recreational marijuana and the effects on users, it should also be noted that the medical marijuana card program allows holders to grow up to a certain amount.

Chair Sykes questioned if this action may serve as a template for recreational marijuana. Director McLane responded that it could be, but there are a lot of factors to be considered including the Exclusive Farm Use Zones and the opportunity to grow. The ballot measures as passed for recreational marijuana do not contain land use provisions.

Opened the testimony portion of the Public Hearing.

None in favor.

Neutral: John Edwards has concerns about the proposed amendments, questioned if recreational marijuana will be allowed closer to schools. Director McLane informed that OLCC will be the permitting agency for recreational marijuana and that allowance won't be automatic but at this time we don't know what OLCC will do in regards to recreational marijuana.

In opposition:

Sarah Crane, principal of Lone Community School, stated that marijuana has negative affects to health and well-being and that allowance of the drug would deteriorate a community.

Becky Doherty, Lone resident, pointed out that Lone does not have the infrastructure for allowance of marijuana - no medical facilities and fire department is volunteer only.

Harvey Childers, Lone resident, enforced that he is opposed to the allowance of marijuana facilities and mentioned that there is a current legislative bill to move school buffer to 10 miles.

Jerry Rietmann, Lone resident, remarked that he is opposed to siting marijuana facilities close to the community, it is okay to permit it outside Lone but at the core it is not okay. He further reiterated that it is okay to take a stand for what is right, and marijuana facilities go against that. Mr. Rietmann also made a note that IRT Trucking is across the street from the proposed property and that there are drivers there who possess their CDL. He also commented that there needs to be more distance from the schools.

Toni Emerson, Irrigon resident, reinforced that she is opposed to the proposal and submitted the letter of opposition.

Closed the public testimony portion of the hearing.

There was discussion about the wording within the proposed ordinance amendments and it was agreed that the changes to the definitions should be retained, excluding the requirements listed under the Medical Marijuana Dispensary or Facility definition listed in Article 1, Section 1.030.

Commissioner Lindsay moved to recommend moving forward to hearing at County Court the adoption of definitions in Article 1 and Section 3.060 (A)(9) as amended, but not adopt changes to Article 6 or changes to Section 3.060 (B)(24). Commissioner Breazeale seconded the

motion. All in favor. Motion carried.

Audience Participation:

None

Other Business or Correspondence:

Planning Director Update:

- Change in Work Plan Schedule for Comprehensive Plan Update process: Gary Neal was unable to attend this month but agreed to a later time
- CEDS Strategy: GEODC not available, Carla will discuss next month
- MindMixer is now public
- Love's received an extension to the Zoning Permit and Site Review, Conditional Use Application submitted and set for next Planning Commission hearing

Adjournment:

Meeting was adjourned at 9:25 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, February 24, 2015 at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman Oregon.

Respectfully Submitted,
Stephanie Loving-Harris



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**Minutes of the Public Hearing of the
Morrow County Planning Commission
Tuesday, February 24, 2015
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, John Kilkenny, Kathy Neal, Rod Taylor

Members Excused: Melissa Lindsay, Russell Seewald

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

The Pledge of Allegiance was recited.

Approval of Minutes:

The Minutes of January 27, 2015 were included with the Commissioner's packets. Commissioner Neal moved to approve the Minutes of January 27, 2015. Commissioner Devin seconded. Motion carried.

Planning Commission Chair Sykes read the Planning Commission Hearing Procedures.

Conditional Use Permit CUP-N-315: Love's Travel Stops & Country Stores, applicants and City of Boardman, owner. The property is described as Tax Lot 133 of Assessor's Map 4N 24 15, otherwise identified as Parcel 1 of Partition Plat 2012-13. The property is located on the southeasterly corner of Interstate Highway 84 and Tower Road interchange. The property is zoned Tourist Commercial (TC) with the Airport Approach Zone (AA) impacting a portion of the subject property. The request is to site a vehicle repair facility in the TC Zone and to allow a retail use in the AA Zone. Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 and MCZO Article 6. Director McLane presented the staff report and gave a brief history of the land use actions for this proposal as well as explaining the attached documents and comment letters.

Vice Chair Wenholz affirmed that everything had previously been addressed at LUBA and the Court of Appeals.

Commissioner Breazeale stated that he had reviewed the letter from E. Michael Connors from Hathaway Koback Connors LLP on behalf of Devin Oil and found that the issues identified as being in the Ordinance held no substance and asserted that it was time to move forward with this vetted issue.

Opened the testimony portion of the Public Hearing.

In favor: Leslie Hauer, Land Use Consultant, Pasco, Washington.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Vice Chair Wenzholz moved to approve CUP-N-315. Commissioner Taylor seconded the motion. All in favor. Motion carried.

Audience Participation:

None

Other Business or Correspondence:

Director McLane provided an informational handout to the Planning Commission about public comment in the hearings process and introduced the guest speaker, Gary Neal.

Gary Neal briefly described his position as the Manager at the Port of Morrow and presented information about economic growth in Morrow County. He mentioned that Morrow County is the 4th highest wage county in Oregon and related the higher wages to the Enterprise Zone, in part because many businesses are exceeding anticipated employment levels.

Mr. Neal commented that future growth in the area is promising as it is a "Sweet Spot" for a lot of development with the largest zoned Industrial Park in the state. The Port of Morrow is continually growing, having an 88% growth rate from 2007 to 2012 and Mr. Neal anticipates that the industrial park will be full in 8 years or so and that East Beach will be full within 10 to 15 years. Due to the rapid development, there may be further development on Paterson Ferry Road just North of the railroad tracks.

Mr. Neal spoke about cooperation among entities as the best method to advance economically and noted that he is optimistic that a lot of cool things are coming to the area and it may be better to re-write the Economic Element of the Comprehensive Plan rather than update it. He stated that flexibility is key to successful development and that it is best to "Plan but React".

Planning Director Update:

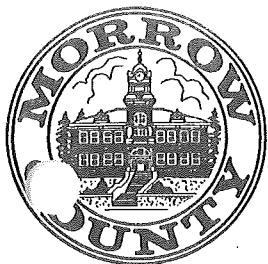
- Russ Seewald resignation from Planning Commission, vacant position
- Associate Planner position open and possible reclassification of jobs for Planning Department staff
- Lori Timmons filling in part-time until Associate Planner position is filled
- Application received for a Land Partition at Valby Church and Cemetery set for March Planning Commission hearing
- B2H comment period is open until March 19, 2015

Adjournment:

Meeting was adjourned at 9:23 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, March 31, 2015 at 7:00 p.m. at the Heppner City Hall in Heppner, Oregon.

Respectfully Submitted,
Stephanie Loving



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**Minutes of the Public Hearing of the
Morrow County Planning Commission
Tuesday, March 31, 2015
Heppner City Hall, Heppner Oregon
Public Hearings 7:00 p.m.**

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

Members Excused: Mifflin Devin

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

The Pledge of Allegiance was recited.

Approval of Minutes:

The Minutes of February 24, 2015 were included with the Commissioner's packets. Vice Chair Wenholz moved to approve the Minutes of February 24, 2015. Commissioner Taylor seconded. Motion carried.

Planning Commission Chair Sykes read the Planning Commission Hearing Procedures.

LP-S-447: Valby Lutheran Church Cemetery, applicant and owner. The property is described as tax lot 1500 of Assessor's Map 3S 24. The property is located off Valby Road south of lone and is zoned Exclusive Farm Use. 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 testimony portion of the Public Hearing.

In favor: Betty and Louis Carlson, applicants. Primary reason for proposed land partition is to ensure continued and perpetual care of the cemetery and the change of ownership to the lone-Lexington Cemetery is the best way to accomplish that.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Taylor moved to approve LP-S-447. Commissioner Breazeale seconded the motion. All in favor. Motion carried.

ATSP-088-15 Adoption of the Morrow County Transportation System Plan Appendix B, Project List. Morrow County, Applicant, requests to update the short term and long term

project lists and add a bridge deficiencies list as part of Appendix B. Criteria for approval are found in the Morrow County Comprehensive Plan Review and Revision Process. This is the first of at least two public hearings with the final hearing before the County Court.

Director McLane presented the staff report. The Planning Commission discussed the various proposed projects and priority levels of the separate tables proposed in the appendix, as well as the costs associated with the proposals.

Opened the testimony portion of the Public Hearing.

None in favor, neutral or opposition. No public present.

Closed the public testimony portion of the hearing.

Vice Chair Wenzholz moved to recommend to County Court for adoption of ATSP-088-15 as amended. Commissioner Neal seconded the motion. Motion carried.

Comprehensive Plan Update Workshop:

There was much discussion about opportunities for forest and timber resources and Commissioner Breazeale mentioned niche industries, including forest activities, as being great resources in Morrow County. Small businesses were also a point of interest as they support our communities and should be preserved.

Housing was discussed as one of the biggest problems in our area. Housing was planned as a Goal 10 discussion for later but plays a part in the economics of Morrow County as the Columbia River Enterprise Zone really helps with the housing issue. It was mentioned that Morrow County is one of the highest income counties in the state but has one of the highest poverty rates which means that the money made in Morrow County is going out, due to the fact that many who work in Morrow County do not live in Morrow County.

Overall, housing and resources in Morrow County need to be addressed within the Comprehensive Plan in order to pull the economics together and prepare for the future.

Audience Participation:

None

Other Business or Correspondence:

Planning Director Update:

- April Planning Commission Hearing - 7 actions, 4 of which are related to Lexington Machine
- Loves action was appealed by Devin Oil and the hearing at County Court is set for April 8, 2015.

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, April 28, 2015 at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman Oregon.

Respectfully Submitted,
Stephanie Loving-Harris



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**Minutes of the Public Hearing of the
Morrow County Planning Commission
Tuesday, April 28, 2015
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, Clint Carlson, Mifflin Devin, John Kilkenny, Melissa Lindsay, Rod Taylor

Members Excused: Kathy Neal

Morrow County Staff Present: Carla McLane, Planning Director; Stephanie Loving-Harris, Office Specialist; Justin Nelson, Morrow County Counsel

Comprehensive Plan Update Workshop:

Prior to the public hearing, the Planning Commission heard guest speakers from Oregon Department of Land Conservation and Development discuss the growth of Morrow County.

Grant Young, Regional Representative, spoke about his role in assisting planning within our region. Katherine Daniels, Farm and Forest Specialist, spoke about the Model Code Update Process and other counties that are in the process of updating their codes. During discussion Director McLane pointed out the levels of decisions that should be updated within Morrow County Code including Ministerial, Administrative, Quasi-Judicial, and Legislative.

Katherine Daniels stated that there are two use lists within the Model Code, Sub-1 list which is allowed use and Sub-2 list which is conditional use. These lists are based on decisions from Brentmar vs. Jackson County.

The third and final speaker from Oregon Department of Land Conservation and Development was Tom Hogue, Economic Development Specialist, who spoke about the Economic Development Strategy and what should be in the Comprehensive Plan. He proposed that there are 4 basic questions that need to be answered in developing an economic strategy: What will you invest in? What will you say no to? What does leadership do? And lastly, Why do we care about the answers to these questions?

The Pledge of Allegiance was recited.

Approval of Minutes:

The Minutes of March 31, 2015 were included with the Commissioner's packets. Vice Chair Wenholz moved to approve the Minutes of March 31, 2015. Commissioner Breazeale seconded. Motion carried.

Planning Commission Chair Sykes read the Planning Commission Hearing Procedures.

CUP-S-316 Richard and Pam Schmidt, applicant and owner. The property is described as tax lot 3105 of Assessor's Map 2S 26. The property is located off Highway 74 just

west of the City of Heppner and is zoned Exclusive Farm Use. Request is to allow a non-farm dwelling on the property. Criteria for approval include the Morrow County Zoning Ordinance (MCZO) Article 3 and Article 6.

Director McLane presented the staff report and gave a brief history on the parcel.

Opened the testimony portion of the Public Hearing.

In favor: Pam Schmidt, owner and applicant.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Taylor moved to approve CUP-N-316. Commissioner Devin seconded the motion. All in favor. Motion carried.

R-N-039-15 Port of Morrow applicant and owner. The property is described as tax lot 101 of Assessor's Map 4N 26 06. The property is located in the Port's East Beach Industrial Park area. Request is to replat parcel 1 of previous land partition 2011-19. Criteria for approval are found in the Morrow County Subdivision Ordinance Article 5.

Director McLane presented the staff report and provided copies of the preliminary plat to the Planning Commission.

Commissioner Devin declared that he is an employee of Port of Morrow.

Opened the testimony portion of the Public Hearing.

In favor: Ron McKinnis, Port of Morrow Engineer.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Vice Chair Wenholz moved to approve R-N-039-15. Commissioner Taylor seconded the motion. All in favor. Motion carried.

LP-S-448 and CUP-S-317 Duane and Linda Neiffer, Gran Gran Ranch, LLC, applicant and owner. The property is described as tax lot 4900 of Assessor's Map 1S 25. The property is located on the northwest edge of the Town of Lexington and north of Highway 74. Request is to partition a 474 acre property into three parcels, and to allow two non-farm dwelling parcels. Criteria for approval include the Morrow County Subdivision Ordinance (MCSO) and the MCZO Article 3 and 6.

Director McLane presented the staff report and described the relationship between the actions on the agenda and the process required for the individual actions to create opportunities for development.

Director McLane explained minor changes to the language in the staff report and delineated the conditions proposed.

Opened the testimony portion of the Public Hearing.

In favor: Duane Neiffer, owner and applicant.
Ken Bailey, PO Box 490, Heppner, OR 97836

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Carlson moved to approve LP-S-448 and CUP-S-317. Commissioner Devin seconded the motion. All in favor. Motion carried.

LP-S-449 Duane and Linda Neiffer, Gran Gran Ranch, LLC, applicant and owner. The property is described as tax lot 4900 of Assessor's Map 1S 25. The property is located on the northwest edge of the Town of Lexington west and north of Highway 74. Request is to partition a 474 acre property at the UGB line just north of the Town of Lexington. Criteria for approval include the MCSO Article 5.

Director McLane presented the staff report and described the difference between the two land partitions on the same piece of property.

Opened the testimony portion of the Public Hearing.

In favor: Ken Bailey, PO Box 490, Heppner, OR 97836
Duane Neiffer, owner and applicant.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Devin moved to approve LP-S-449. Vice Chair Wenholz seconded the motion. All in favor. Motion carried.

LP-S-450 Jeff Cutsforth, applicant and owner. The property is described as tax lot 400 of Assessor's Map 1S 25 27. The property is located on the northwest edge of the Town of Lexington north of Highway 74. Request is to partition a 25 acre property at the UGB line just north of Lexington. Criteria for approval include the MCSO Article 5.

Director McLane presented the staff report and further explained the ongoing process with the Town of Lexington in regards to the Urban Growth Boundary and proposed zone change.

Opened the testimony portion of the Public Hearing.

In favor: Ken Bailey, PO Box 490, Heppner, OR 97836
Duane Neiffer, 67795 McNab Lane, Lone, OR 97843

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Breazeale moved to approve LP-S-450. Commissioner Taylor seconded the motion. All in favor. Motion carried.

AC-089-15; AC(M)-090-15; AZ(M)-091-15 Ken Bailey applicant and Jeffrey Cutsforth and Duane and Linda Neiffer of Gran Gran Ranch, owners. The properties are described as tax lots 4900 and 400 of Assessor's Map 1S 25 27. The properties are located on the northwest edge of the Town of Lexington and north of Highway 74. Request is to amend the Comprehensive Plan, Comprehensive Plan Map and the Zoning Ordinance Map to change the zoning of the subject properties from Farm Residential to Rural Light Industrial. The criteria for approval are found in the Morrow County Comprehensive Plan Review and Revision Process and MCZO Article 8 Amendments.

Director McLane presented the staff report and detailed the changes that have been made to the staff report and provided a hand out of the language that she is proposing to be changed in the staff report involving the Urbanization Element.

Opened the testimony portion of the Public Hearing.

In favor: Ken Bailey, Bailey Heavy Equipment Repair, Inc., applicant.
Duane Neiffer, owner.

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-089-15, AC(M)-090-15, and AZ(M)-091-15. Commissioner Carlson seconded the motion. Motion carried.

LP-S-444(A); CUP-S-312(A) Meadow Brook Farms, LLC owner, Brian Thompson, partner and applicant. The property is described as tax lot 4500 of Assessor's Map 1S 25. The property is located just east of Lexington south of Highway 74. Request is to amend the 2014 land partition and conditional use permit partitioning the property and approving a non-farm dwelling. Criteria for approval include the Morrow County Subdivision Ordinance (MCSO) and the MCZO Article 3 and 6.

Director McLane presented the staff report and explained the proposed amendment to the approval from October 2014 and the addition of a non-farm dwelling parcel.

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 LP-S-444(A) and CUP-S-312(A). Commissioner Devin seconded the motion. All in favor. Motion carried.

Audience Participation:

None

Planning Director Update:

- Update to the Planning Commission Roster and verification of information
- Loves Conditional Use Permit and the ongoing appeals process update
- Justin Nelson is County Counsel for a few months as the County Court decides which direction they want to go; Ryan Swinburnson will continue to assist with the Love's process
- Work ongoing with the B2H Transmission Line
- Hiring process update for the Associate Planner position

Adjournment:

Meeting was adjourned at 9:20 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, May 19, 2015 at 7:00 p.m. at the Heppner City Hall in Heppner, Oregon.

Respectfully Submitted,
Stephanie Loving



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**Minutes of the Public Hearing of the
Morrow County Planning Commission
Tuesday, May 19, 2015
Heppner City Hall, Heppner Oregon
Public Hearings 6:00 p.m.**

Morrow County Planning Commissioners Present: Chair David Sykes, Clint Carlson, Mifflin Devin

Members Excused: Vice Chair Jeff Wenholz, Gerald Breazeale*, John Kilkenny*, Melissa Lindsay*, Kathy Neal*, Rod Taylor*

Morrow County Staff Present: Carla McLane, Planning Director

The Pledge of Allegiance was recited.

Approval of Minutes:

The Minutes of April 28, 2015 were included with the Commissioner's packets, however there was not a quorum for approval of minutes so this item was tabled until the next meeting.

Comprehensive Plan Update Workshop:

Director McLane presented the attendees a description of the Planning Commission and their role in local land use decisions then detailed the ongoing process of updating the Morrow County Comprehensive Plan. Director McLane introduced guest speakers, Jeff Bosma and Craig Reeder, to the Planning Commission.

Jeff Bosma, local dairyman, spoke about why dairies prefer locating in Morrow County due to the proximity to processors at Boardman and Yakima. The labor force in Eastern Oregon was mentioned to be favorable for dairies, as well as the local support industries including the custom harvest industries, dairy equipment support, and availability of parts and equipment for dairies.

Mr. Bosma talked about spin-off industries from dairies, including beef and the organic program. Recent science has allowed the use of "sex-semen" to utilize genetics to make the cows that are needed or desired to yield beef or produce milk. The organic program has been instrumental for large dairies to invest in the waste from the cows to make organic material for crops.

Craig Reeder, local farmer, provided a PowerPoint presentation about irrigated agriculture and value added crops in our region. There was discussion based around the Critical Ground Water Area and other ground water issues. Mr. Reeder provided information about economic generation from various crops and local farms. Marijuana crops were discussed in relation to economic generation and the potential effects from current legislation.

Following the guest speakers, there was brief discussion about Article 7 in the Morrow County Zoning Ordinance. Director McLane explained the need for updating nonconforming uses within the code and the Planning Department's work toward updating Article 7. Temporary Use Permits and Special Use Permits were described in reference to the code and the potential need for language to address some issues within Morrow County.

Audience Participation:

None

Planning Director Update:

- Love's Appeals ongoing
- B2H siting process still underway
- Stephanie Loving-Harris was promoted to Associate Planner position
- Planning Department personnel changes and hiring process to begin for new office assistant and future GIS Technician positions

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, June 30, 2015 at 7:00 p.m. at the Port of Morrow in Boardman, Oregon.

Respectfully Submitted,
Stephanie Loving-Harris



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**Minutes of the Public Hearing of the
Morrow County Planning Commission
Tuesday, July 28, 2015, 6:00 p.m.
Heppner City Hall, Heppner Oregon**

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

Members Excused: Melissa Lindsay

Morrow County Staff Present: Carla McLane, Planning Director; Justin Nelson, County Counsel; Karen Wolff, Personnel Director

The Pledge of Allegiance was recited.

Approval of Minutes: The Minutes of April 28, 2015 and May 19, 2015 were included with the Commissioner's packets. Vice Chair Wenholz moved to approve the Minutes of April 28, 2015 and May 19, 2015. Commissioner Neal seconded. Motion carried.

Comprehensive Plan Update Workshop: Director McLane introduced the invited guests to the Planning Commission and allowed each to briefly describe their professions and expertise in the energy sector.

Franco Albi, Portland General Electric (PGE), spoke about his duties in resource planning for PGE. He touched on the PGE Integrated Resource Plan, a document approved by the Oregon Public Utility Council (PUC) every two years that directs how the company implements projects.

Max Woods, Energy Facility Siting Analyst for Oregon Department of Energy, listed the ongoing energy projects across Oregon and stated that Morrow County is a hotbed of activity in the energy sector. Specifically called out were the Carty Generating Station and associated gas transmission line; various wind energy facilities including Wheatridge, Heppner, Shepherds Flat, and Saddle Butte; and the Boardman to Hemingway transmission line.

Bob Guertin, Oregon Wind, provided information on service and demand of energy in Morrow County including wind energy. He gave a detailed description of the relation between renewable energy and economics. He briefly touched on developments including the installed Echo project and the approved, but not installed Buttercreek project.

Tom Wolff, General Manager of Columbia Basin Electric Cooperative, described the work with Gilliam County for a single wind tower prototype and local solar packages that are currently available at Columbia Basin Electric Cooperative. The discussion included net-metering and regulations surrounding the activity, specifically when is it net-metering and when does it trigger approvals for a commercial activity (something the Planning Commission should discuss through this process).

Robert Echenrode, Engineering Manager at Umatilla Electric Cooperative (UEC), focused on local needs and delivery, and UEC's goal to serve a load equivalent to 300,000 households in the next few years.

Laura Miner, Business Development Manager for Invenergy, described Willow Creek and Heppner Wind then referred to the fact that they are doing more deals with industrial customers and solar energy is becoming more sought after.

Jerry Rietmann, local farmer and wind energy developer (Ella Resources), shared his perspective that local power production makes the Port of Morrow a very appealing place to do business. The developments that Jerry and his partner, Andrew O'Connell, have been working on are respectful of the Planning Director's request to not contribute to a proliferation of transmission lines. They are working with both CBEC and UEC to develop a single transmission line that could not only move the power generated by their projects, but also facilitate the movement of other projects produced electricity.

Jeff Maffuccio, Facility Siting Coordinator for Idaho Power Company, detailed the legislation ceasing coal and provided Boardman to Hemingway (B2H) project details and the land use impacts surrounding the project which led into debate and conversation about the obstacles keeping the B2H line from the Bombing Range.

After the panelists completed introducing themselves there was extensive conversation about the energy sector in Morrow County. The introductory memorandum for the panelists and this discussion had four introductory questions that were considered as part of each panelists introduction, and then prompted further discussion.

At about 8:00 p.m. a short break was called. Audience members and panelists excused themselves from the meeting.

The Planning Commission next considered and discussed the current DRAFT of the Comprehensive Plan Economic Element and provided input and suggestions.

While the agenda indicated that the Comprehensive Plan Introduction would be reviewed, staff had not prepared any changes at this point. It will come before the Planning Commission at a later meeting.

Discussed next was the Comprehensive Plan Natural Hazards Element. Planning Director McLane shared the background to this update, including the current work on the Natural Hazards Mitigation Plan (previously the Pre-Disaster Mitigation Plan). The eight natural hazards, and the goals and policies in this updated version, come from the Natural Hazard Mitigation Plan. After discussion it was agreed that the Natural Hazards Element amendment will return in September as Public Hearing.

Morrow County Zoning Ordinance Article 7: Director McLane attempted to explain the need for this combination and amendment of various code provisions. The current Article 7 Variances and Article 5 Non-Conforming Uses are being combined and updated; various components of Article 4 Supplementary Provisions are being moved and updated; and new dimensional adjustments are being considered. Staff progressed through the draft document, sharing

insight into what may have prompted the proposed changes. It was agreed to bring the working draft back to Planning Commission in August for further discussion.

LUBGWMA Overlay Zone: Director McLane briefly explained the need for a LUBGWMA Overlay Zone for pasture quality evaluation and management, and briefed the Planning Commission on the working draft which will be brought back in front of Planning Commission in August.

Audience Participation: None

Other Business or Correspondence: Planning Director Update:

- Planning Commissioner Gerald Braezeale has resigned. There was no response to the initial advertisement for vacancy, so a second advertisement will take place combined with some targeted recruitment. It is hoped that this will create some interest in the position.
- Staffing changes: Dianna Strong has been hired and has started work as the Office Assistant, a part-time position (no more than 19 hours per week). Work continues to fill the GIS Planning Technician position.

Adjournment: Meeting was adjourned at 10:10 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, August 25, 2015 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, August 25, 2015, 6:00 p.m.
Port of Morrow Riverfront Center, Boardman, Oregon**

Morrow County Planning Commissioners Present: Chair David Sykes, Vice Chair Jeff Wenzholz, Clint Carlson, Mifflin Devin, John Kilkenny, Melissa Lindsay, Sue Oliver, Rod Taylor

Members Excused: Kathy Neal

Morrow County Staff Present: Carla McLane, Planning Director; Stephanie Loving-Harris, Associate Planner; Justin Nelson, County Counsel

The Pledge of Allegiance was recited.

Sue Oliver was introduced as the newly appointed Planning Commission member.

Approval of Minutes: The Minutes of July 28, 2015 were included with the Commissioner's packets. Vice Chair Wenzholz pointed out a minor change related to the Energy discussion. Commissioner Oliver abstained from voting on the minutes as this was her first service on Planning Commission. Vice Chair Wenzholz moved to approve the Minutes of July 28, 2015 as amended. Commissioner Devin seconded. Motion carried.

Comprehensive Plan Update Workshop: Director McLane briefed the audience and Planning Commission on the tourism portion of the Comprehensive Plan and introduced the invited guests to the Planning Commission, allowing each to briefly describe their professions and expertise in tourism.

The Planning Commission asked that the guest speakers talk about how their business has changed and what they see happening with tourism in the future.

Kalie Davis, SAGE Center Manager, spoke about what people are seeing when they visit the SAGE Center and the ability to learn about everything that is happening in Morrow County. She mentioned that she would like to see people having the opportunity to get out to destinations like the Oregon Trail and have the chance to explore the county. She commented on how local events are bringing people in from outside communities.

Emily Waite, Executive Director of Boardman Chamber, focused on local attractions and provided several brochures and other information that is offered through the Boardman Chamber of Commerce. She spoke about how the lack of hotels in the area is a problem, especially during the work week when workers from the area fill the rooms available. She emphasized how tourism is the key component to build Morrow County's economy because tourism brings brand new money into the county without added infrastructure, which is needed by people who move here.

Phil Carlson, owner and operator of Treo Ranches, shared that his business is more complex than most due to the fact that his customer base is more focused, not just anyone that comes along and a lot more promoting is required. He also shared that he is diversifying his business to meet the demands of the various customer bases that he serves. Currently Mr. Carlson is in the process of pursuing commercial production of pheasant pot pies and pheasant soup. One key point that he made was that his business brings in employment opportunities, which strengthens the whole county. Things that would be beneficial to him are improved roads and local business support because, but for tourism, Treo Ranches would not have developed.

Burke O'Brien, Morrow County Public Works Director, provided information about Morrow County Parks. He detailed the 3 parks in Morrow County and the key differences between each of them and how they provide unique opportunities for tourism as well as a few jobs. He recommended that future planning take into account the flexibility for small businesses to develop and thrive. He mentioned that Morrow County is becoming more of a destination area due to the OHV Park and commented that maybe one day there will be the opportunity for a service station which will require long range planning be less restrictive to support such opportunities.

Sandi Putman, Morrow County Public Works Management Assistant, detailed a handout that she provided showing the revenue and number of visitors at Morrow County Parks over the past several years. She stated that though the revenue numbers appear to go down, there is actually a progression in the tourism which can relate to the variances in other markets such as the rising cost of fuel, recreational vehicles, and other such things. It was her opinion that the most important aspect of planning for tourism is to assure that the activities we are doing now and want to do in the future can be achieved without being restrictive.

At about 8:10 p.m. a short break was called. Audience members and panelists excused themselves from the meeting.

Morrow County Zoning Ordinance Article 7: Discussion was tabled until September Planning Commission.

LUBGWMA Overlay Zone: Discussion was tabled until September Planning Commission.

Audience Participation: None

Other Business or Correspondence:

Director McLane provided a memo to the Planning Commission detailing items of other business, which included:

- September Planning Commission topics
- Staffing in the Planning Department with the addition of Dianna Strong as the Office Assistant and Hank Pieper as the GIS Technician
- Update on the Marijuana process
- Boardman to Hemingway process
- Comment period for Wheatridge Wind Energy Site Certificate
- Redhawk MOA draft EIS comments
- Coordinated Population process information
- Farm and Forest Model Ordinances update

Adjournment: Meeting was adjourned at 9:14 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, September 29, 2015 at 7:00 p.m. at the Heppner City Hall in Heppner, Oregon.

Respectfully Submitted,
Stephanie Loving-Harris



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**Minutes of the Public Hearing of the
Morrow County Planning Commission
Tuesday, September 29, 2015
Heppner City Hall, Heppner Oregon
Public Hearings 7:00 p.m.**

Morrow County Planning Commissioners Present: Chair David Sykes, Clint Carlson, Mifflin Devin, Melissa Lindsay, Sue Oliver, Rod Taylor

Members Absent or Excused: Vice Chair Jeff Wenholz, John Kilkenny, Kathy Neal

Morrow County Staff Present: Carla McLane, Planning Director; Stephanie Loving, Associate Planner; Hank Pieper, GIS Planning Technician; Justin Nelson, County Counsel

The Pledge of Allegiance was recited.

Approval of Minutes:

The Minutes of August 25, 2015 were included with the Commissioner's packets. Commissioner Devin moved to approve the Minutes of August 25, 2015. Commissioner Lindsay seconded. Motion carried.

Planning Commission Chair Sykes read the Planning Commission Hearing Procedures.

Conditional Use Permit CUP-S-319 and Land Partition LP-S-451: City of Heppner, applicant and owner. The property is described as Tax Lot 1100 of Assessor's Map 2S 26 27, and is located at the intersection of Riverside, Fuller Canyon, and Hwy 74, and is zoned Residential. The request is to partition the property, and site a Fire Hall and Public Building. Criteria for approval include Morrow County Zoning Ordinance (MCZO) Article 3 and Article 6, and Morrow County Subdivision Ordinance Article 5.

Director McLane presented the staff report. Commissioner Carlson asked if the property ownership will be transferred to the City of Heppner.

There was discussion about the access on Hwy 74 and Riverside Avenue. It was mentioned that the City of Heppner is working with Oregon Department of Transportation (ODOT) to obtain egress on Hwy 74 but ingress will be from Riverside Avenue.

Chair Sykes commented about the possibility of a sign along Hwy 74 to warn of emergency vehicles exiting and there was response from the applicant that ODOT doesn't want to do that.

Opened the testimony portion of the Public Hearing.

In favor: Kim Cutsforth, representing the City of Heppner, answered Commissioner Carlson's question about ownership, stating that Morrow County Grain Growers will retain ownership of Parcels 1 and 3 and Parcel 2 will be transferred to the City of Heppner.

Rusty Estes, Heppner Fire Chief, stated for the record that he is in favor of the action.

None in neutral or opposition.

Closed the public testimony portion of the hearing.

Commissioner Taylor moved to approve CUP-S-319 and LP-S-451. Commissioner Devin seconded the motion. All in favor. Motion carried.

AC-091-15; AC(M)-092-15: Morrow County Comprehensive Plan Natural Hazards Element. This update of the Natural Hazard Element is intended to align the element with the County's Natural Hazard Mitigation Plan. The criteria for approval are found in the Morrow County Comprehensive Plan Review and Revision Process and MCZO Article 8 Amendments. This is the first of at least two public hearings with the final hearing before the County Court.

Director McLane presented the staff report. There was specific and in depth discussion around the Natural Hazards Policies as proposed, particularly around impacts of wildfires in forest use zones and the problems around fire defense for dwellings.

Conflicts in local flood plain maps and FEMA flood plain maps conjured discussion about the fact that FEMA maps are outdated. There was additional conversation about the historic landside map and a risk map that was to be part of the amendment, but DOGAMI has not yet finished these maps so the risk maps have not yet been provided.

The Planning Commission recommended language changes within the document regarding the historic landslide data and map provided.

Opened the testimony portion of the Public Hearing.

None in favor, neutral or opposition. No public audience present.

Closed the public testimony portion of the hearing.

Commissioner Carlson moved to recommend to County Court for adoption of AC-091-15 and AC(M)-092-15 as amended. Commissioner Taylor seconded the motion. Motion carried.

Comprehensive Plan Update Workshop:

The Comprehensive Plan Update Workshop was tabled until the October meeting.

Audience Participation:

None

Other Business or Correspondence:

Planning Director Update:

- Morrow County Zoning Ordinance Article 7 and LUBGWMA Overlay Zone will be discussed in October as there will be no action items
- Director McLane provided a memorandum to the Commission outlining the many updates for Morrow County Planning including staffing changes in the department and ongoing actions.
- Director McLane provided the Planning Commission with Bylaws, terms of positions, and the updated 2015 roster.

Adjournment:

Meeting was adjourned at 9:38 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, October 27, 2015 at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman Oregon.

Note: The October 27, 2015 meeting was subsequently cancelled.

Respectfully Submitted,
Stephanie Loving



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**Minutes of the Public Hearing of the
Morrow County Planning Commission
Tuesday, December 8, 2015
Heppner City Hall, Heppner Oregon
Public Hearings 7:00 p.m.**

Morrow County Planning Commissioners Present: Chair David Sykes, Vice Chair Jeff Wenholz, Clint Carlson, Miffin Devin, John Kilkenny, Melissa Lindsay, Kathy Neal (telephone)

Members Excused: Sue Oliver, Rod Taylor

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

The Pledge of Allegiance was recited.

Approval of Minutes:

The Minutes of September 29, 2015 were included with the Commissioner's packets. Commissioner Devin moved to approve the Minutes of September 29, 2015. Commissioner Lindsay seconded. Motion carried.

Comprehensive Plan Update Workshop:

Director McLane opened Comprehensive Plan discussion by tabling discussion about the Introduction until a later date and working on the Economic Element. She summarized the draft economic element and identified changes, asking the Planning Commission for input.

The Planning Commission discussed the draft document relative to the guidance that the plan will offer and recommended changes within the document after working through it section by section. It was decided that the Economic Element will move to public hearing in January with the changes that were suggested.

Work Sessions:

The next items of business were work sessions on the Morrow County Zoning Ordinance Article 7 for Variances and the LUBGWMA Overlay Zone. Director McLane commented that time has been restricted due to other work going on and suggested that the work session be tabled until January. The work session for the LUBGWMA Overlay Zone was tabled indefinitely.

Audience Participation:

At the time allowed for Public Comment, there were no remaining audience members.

Other Business or Correspondence:

Other Business:

- Draft 2016 meeting dates approved by consensus.
- Stephanie and Hank provided information from the OAPA Annual Conference and answered questions about the two-day seminars they attended and rural planning related to the Conference.
- Soil Erosion and Goal 5 Maps were presented to the Planning Commission for comment. Hank has been working diligently on the maps to get them created and updated.

Planning Director Update:

- Boardman Airport zoning changes anticipated for February Planning Commission.
- Update on Love's appeal process: currently waiting for Court of Appeals and construction is underway at the site. No other news to provide at this time.
- The Planning Department is staying busy in-house working on Property Line Adjustments and Land Partitions for Financial Purposes as well as Rural Addressing and mapping.
- Model Code Update process is beginning in Morrow County and will continue through 2016. Carla and Stephanie will be working with the Angelo Planning Group to update the Morrow County Zoning Ordinance Resource Zones.

Adjournment:

Meeting was adjourned at 9:55 p.m.

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, January 19, 2016 at 7:00 p.m. at the Port of Morrow Riverfront Center in Boardman Oregon.

Respectfully Submitted,
Stephanie Loving