



PLANNING DEPARTMENT

PO Box 40 • 205 Third Street NE
Irrigon, Oregon 97844
(541) 922-4624

**Minutes of the Public Meeting of the
Morrow County Planning Commission
Tuesday, May 26, 2020, 7:00 p.m.
Bartholomew Building, Heppner Oregon
(Also video conferenced via Zoom)**

Morrow County Planning Commissioners Present: Chair Jeff Wenholz, Vice Chair Mifflin Devin, Stacie Ekstrom, Wayne Seitz, Karl Smith, Greg Sweek, Rod Taylor, and Brian Thompson

Morrow County Planning Commissioners Excused: Stanley Anderson

Morrow County Staff Present: Stephanie Case, Planner I/Interim Planning Director; Justin Nelson, County Counsel; Gregg Zody, Community Development Director, and Dianna Strong, Office Assistant.

The Pledge of Allegiance was recited.

Approval of Minutes:

Commissioner Devin moved to approve the Minutes of April 28, 2020. Commissioner Sweek seconded; and the motion carried.

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

Land Partition LP-N-482-20 and Replat R-N-057-20: Kaizen Holdings, LLC, applicant and owner. The property is described as tax lots 200 and 400 of Assessor's Map 4N 26 08; tax lot 100 of 4N 26 09; tax lot 101 of 4N 26 04; and tax lot 101 of 4N 26 05. The property is zoned Exclusive Farm Use (EFU) and located 4 miles SW of Irrigon on Paterson Ferry Road. Request is to partition an approximate 1220-acre parcel into two parcels. Criteria for approval includes the Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.010 EFU and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Interim Planning Director Stephanie Case presented the request.

Diagrams created by Steven Haddock, Morrow County Surveyor, on behalf of the County in response to a letter sent by Kaizen Holdings, LLC, were shared on the screen. Mr. Nelson explained the steps of the changes in parcels:

- A. Mockup of parcels to be created by Application LP-N-476-19
- B. Mockup of parcels to be created by Application LP-N-482-20
- C. Mockup of parcels to be created by future or modified applications.

Mr. Haddock's review shows there is not a problem with the current application, but there is potential for future possible problems according to Mockup C. Mr. Haddock described the changes in the diagram of potential changes.

Ms. Case clarified that this is not a problem with this application; only the potential for future trouble. Warning has been given to the applicant that this action could have conflict in the future.

No comments were received from agencies or nearby landowners.

Opened the testimony portion of the Public Hearing.

In favor:

Vern Frederickson, applicant, expressed appreciation and affirmed that he does not think the time frame is a problem in this year.

Nick Blanc, The Blanc Firm LLC, on behalf of the applicant, stated that this action is only in consideration of what Mr. Haddock marked as section "B". Anything that arises with another parcel in the future will be dealt with at that time.

Ron McKinnis, R.V. McKinnis Engineering, on behalf of the applicant, pointed out that previous approval was precedent to zoning being changed and does not apply to this action. Mr. McKinnis supports approval of this action.

None neutral or in opposition.

Closed the public testimony portion of the hearing.

Commissioner Sweek made the motion to approve LP-N-482-20 and R-N-057-20.
Commissioner Devin seconded.

The vote was taken by roll call, with all Commissioners in attendance voting in favor. The motion carried.

Public Comment:

The next meeting of the Morrow County Planning Commission to hear regular business is scheduled for Tuesday, June 30, 2020 at 7:00 p.m. at the Bartholomew Building in Heppner, Oregon.

In July, we would like to have a work session regarding the ten-acre zoning creation in the Zoning Ordinance.

The hope is that the Governor will allow the County to enter Phase Two, which may allow us to meet in person again, alternating locations between Boardman and Heppner. There will still be a Zoom option available.

Meeting was adjourned at 7:45 pm.

Respectfully Submitted,
Dianna Strong