

**Minutes of the Public Meeting of the  
Morrow County Planning Commission  
Tuesday, January 19, 2021, 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, Stanley Anderson, Stacie Ekstrom, Wayne Seitz, Karl Smith, Greg Sweek, and Brian Thompson.

**Morrow County Planning Commissioners Absent:** Rod Taylor.

**Morrow County Staff Present:** Tamra Mabbott, Planning Director; Stephanie Case, Planner II; Stephen Wrechsics, GIS Planning Technician; Justin Nelson, County Counsel; Gregg Zody, Community Development Director, and Dianna Strong, Office Assistant.

The Pledge of Allegiance was recited.

**Approval of Minutes:**

Commissioner Anderson moved to approve the Minutes of December 8, 2020; Commissioner Ekstrom seconded; and the motion carried.

**Public Hearings:**

Planning Commission Chair Wenholz read the Planning Commission Hearing Procedures.

**Land Partition LP-N-488-21: Darrell Gale, Applicant and Owner.** The property is described as tax lot 1801 of Assessor's Map 5N 26E 25A. The property is zoned Suburban Residential (SR) and located West of the City of Irrigon on South 1<sup>st</sup> Street inside the Irrigon Urban Growth Boundary (UGB). Request is to partition a 2-acre parcel to create 2 parcels. Criteria for approval includes the Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.050 Suburban Residential Zone and Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Stephanie Case, Planner II, presented the request.

Opened the testimony portion of the Public Hearing.

No one spoke in favor or opposition. No other comments were made.

Commissioner Seitz made a motion to accept the findings as presented and approve the application. Commissioner Thompson seconded; all Commissioners present voted in favor; and the motion carried.

**Land Partition LP-N-490-21 and Replat R-N-062-21: Port of Morrow Applicant and Owner.** The property is described as tax lot 100 of Assessor's Map 4N 25E 01. The property is zoned Port Industrial (PI) and located approximately 2-miles east of Boardman within the Port of Morrow. Request is to partition a 555-acre parcel to create two parcels. Criteria for approval includes the Morrow County Zoning Ordinance Article 3 Section 3.073 Port Industrial and Morrow County Subdivision Ordinance Article 5 Land Partitioning

Vice-Chair Devin declared that he is employed by the Port of Morrow, and he can remain impartial in his decision-making.

Stephen Wrecsics, GIS Planning Technician, presented the request.

Jacob Cain, representing the Port of Morrow, spoke in favor. He mentioned that there is part of the road that is to be dedicated as right of way and will be shown on the replat. GIS Planning Technician Wrecsics responded that, as a final condition of the replat, the easements and rights of way will be shown on the final plat. Mr. Cain spoke of the roadway dedication for Oscar Peterson Drive (collector road) is noted as "connector road – right-of-way to be dedicated" in small lettering. This will become Condition #2, according to Mr. Wrecsics.

No one spoke in opposition. No other comments were presented. GIS Planning Technician Wrecsics stated the new condition, Condition #2, will read as "all easements, existing or proposed, shall be shown on the final partition plat."

Commissioner Smith made a motion to approve LP-N-490-21 and Replat R-N-062-21, with Condition #2 added; Commissioner Sweek seconded; all Commissioners present voted in favor. The motion carried.

**Land Partition LP-S-491-21: Port of Morrow Applicant and Owner.** The property is described as tax lot 300 of Assessor's Map 2S 26E 21. The property is zoned General Industrial (MG) and located approximately 1-miles NW of Heppner along Highway 74. Request is to partition a 29-acre parcel to create two parcels. Criteria for approval includes the Morrow County Zoning Ordinance Article 3 Section 3.070 General Industrial and Morrow County Subdivision Ordinance Article 5 Land Partitioning.

Stephen Wrecsics, GIS Planning Technician, presented the request.

Opened the testimony portion of the Public Hearing.

Jacob Cain, Port of Morrow, stated the reason for the application.

No one spoke in opposition. No other comments.

Commissioner Thompson made a motion to approve LP-S-491-21; Commissioner Smith seconded. All in favor. The motion carried.

**Land Partition LP-S-492-21 and Replat R-S-061-21: Port of Morrow Applicant and Owner.** The property is described as tax lot 800 of Assessor's Map 2S 26E 21. The property is zoned General Industrial (MG) and located approximately 1-miles NW of Heppner along Highway 74. Request is to partition an 85-acre parcel to create two parcels. Criteria for approval includes the Morrow County Zoning Ordinance Article 3

Section 3.070 General Industrial and Morrow County Subdivision Ordinance Article 5  
Land Partitioning.

Stephen Wrecsics, GIS Planning Technician, presented the request.

Opened the testimony portion of the Public Hearing.

Jacob Cain, Port of Morrow, spoke in favor, stating the reason for the application.

No one spoke in opposition. No other comments.

Commissioner Sweek made a motion to approve LP-S-492-21 and R-S-061-21; Commissioner Ekstrom seconded; all in favor; the motion carried.

**Replat R-N-060-21: Port of Morrow Applicant and Owner.** The property is described as tax lots 102, 103, and 104 of Assessor's Map 4N 26E 06. The property is zoned Port Industrial (PI) and located approximately 2-miles east of Boardman within the Port of Morrow. Request is to reconfigure a portion of Partition Plats 2012-06 and 2011-19. Criteria for approval includes the Morrow County Zoning Ordinance Article 3 Section 3.073 Port Industrial and Morrow County Subdivision Ordinance Article 5 Land Partitioning.

Stephen Wrecsics, GIS Planning Technician, presented the request.

Opened the testimony portion of the Public Hearing.

Jacob Cain, Port of Morrow, spoke in favor.

No one spoke in opposition. No other comments were made.

Commissioner Smith made a motion to approve R-N-060-21; Commissioner Thompson seconded; all in favor; the motion carried.

**Conditional Use Permit CUP-N-344-21: Dan Schoenfelder, Applicant and Marilyn Schiller, Owner.** The property is described as tax lot 1600 of Assessor's Map 1N 27 24. The property is zoned Exclusive Farm Use (EFU) and located 3.5 miles east of Pine City on the north side of Big Buttercreek Road. Request is to allow the crushing, screening, stockpiling and hauling of aggregate materials produced from the adjacent quarry. Criteria for approval includes MCZO Article 6 Section 6.020 – 6.040 and 6.050(I).

Tamra Mabbott, Planning Director, presented the request.

Opened the testimony portion of the public hearing. No one spoke in favor or opposition. No other comments were made.

Commissioner Seitz motioned to approve CUP-N-344-21, Commissioner Ekstrom seconded; all in favor. The motion carried.

**Land Use Decision LUD-S-30-21: Jerald Schmelling, Applicant and Owner.** The property is described as tax lot 1500 of Assessor's Map 5S 28 22A. The property is zoned Forest Use (FU) and located southeast of Heppner near Penland Lane. Request is to authorize a forest template dwelling. Criteria for approval includes MCZO Article 3 Section 3.020 Forest Use Zone.

Stephanie Case, Planner II, presented this request.

Opened the testimony portion of the public hearing.

Jerry Schmelling, applicant, spoke in favor of the application.

No one spoke in opposition. There were no neutral comments.

Commissioner Seitz made a motion to approve LUD-S-30-21; Commissioner Ekstrom seconded; all in favor. The motion carried.

**AZ-134-20 Zoning Ordinance Amendment. Morrow County, Proponent.** This action is to update Article 3 of the MCZO for the purpose of creating a Rural Residential 10-Acre Zone (RR10). The criteria for approval are found in MCZO Article 8, Statewide Planning Goal 10 Housing, Oregon Administrative Rule Chapter 660 Division 8. This is the second of at least three public hearings with the final hearing before the Board of Commissioners.

Director Mabbott presented her memo of January 6, 2021, in which she updated the Planning Commission on the Proposed RR10 Zone, including phone calls with opponents from last month's meeting, representing 1,000 Friends of Oregon; as well as consultations with the State Department of Land Conservation and Development Commission (DLCD).

Next month's update will include a small update to Goal 14, to justify the update of RR10.

Director Mabbott presented four pieces of correspondence in support of this update.

No public testimony was presented.

On recommendation of Planning Staff, the Commission chose to continue the hearing to the February 23, 2021 Planning Commission. Commissioner Seitz made a motion to continue this hearing to the next scheduled Planning Commission meeting on February 23, 2021, 7 pm, via Zoom. Commissioner Sweek seconded. All Commissioners present voted in favor.

### **Correspondence:**

This month's correspondence was sent to Planning Commissioners and Staff via e-mail. Since the physical copies were not in hand at this evening's meeting, Tamra stated that we would include these with February's Planning Commission packet. She spoke about correspondence regarding a change concerning West Extension Irrigation District, recognizing there is no requirement for their signature on a partition plat. The only requirement is that they be notified, when applicable.

### **Election of Officers:**

Commissioner Thompson motioned that we leave the officers the same as they are currently; Commissioner Seitz seconded; all voted in favor. Chair Wenholz and Vice-Chair Devin will continue in their positions for 2021.

**Public Comment:** None

The next meeting of the Morrow County Planning Commission is scheduled for Tuesday, February 23, 2021 at 7:00 pm. The meeting will be offered via Zoom.

**Adjournment:** Meeting was adjourned at 8:12 pm.

Respectfully Submitted,  
Dianna Strong