



PLANNING DEPARTMENT

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

AGENDA

Morrow County Planning Commission
Tuesday, December 4, 2018, 7:00 pm
Port of Morrow Riverfront Center
Boardman, Oregon

Members of Commission

Jeff Wenholtz, Chair
Sue Oliver
Greg Sweek

Mifflin Devin, Vice Chair
Michelle Seeley
Rod Taylor

Clint Carlson
Wayne Seitz
Brian Thompson

Members of Staff

Carla McLane, Planning Director
Stephen Wrecsics, GIS Planning Tech

Stephanie Case, Planner I
Justin Nelson, County Counsel

1. Call to Order
2. Roll Call
3. Pledge of Allegiance: "I pledge allegiance to the flag of the United States of America and to the republic for which it stands: one nation under God, indivisible with liberty and justice for all."
4. Minutes: October 30, 2018
5. Renewable Energy Work Session - *The focus of this work session will be on habitat and wildlife with special guests from the Oregon Department of Fish and Wildlife.*
6. Public Hearings to begin at 7:00 pm (COMMISSION ACTION REQUIRED):

Land Partition LP-S-469-18: Brett and Jane Harrison applicant, Travis and Kirsten Harrison owners. The property is described as tax lot 3401 of Assessor's Map 1S 25E. The property is zoned Exclusive Farm Use (EFU) and located 5 miles northwest of Lexington on Highway 74. Request is to create two parcels for non-farm dwelling purposes. 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.

Land Partition LP-S-470-18: Matt and Carmel Kenny applicant, Joe and Linda Kenny owners. The property is described as tax lot 700 of Assessor's Map 2S 27E. The property is zoned EFU and located 5 miles northeast of Heppner on Spur Loop. Request is to create one parcel for non-farm dwelling purposes. Criteria for approval includes the MCZO Article 3 Section 3.010 EFU and MCSO Article 5 Land Partitioning.

Hardship Variance HV-N-032-18: Stanley Chappel, applicant and Robert McKinley, owner. The property is described as Tax Lot 1003 of Assessor's Map 4N 25 17 and is zoned Farm Residential outside the Boardman Urban Growth Boundary. Request is to approve the temporary use of a recreational vehicle as a hardship dwelling to allow care for an infirm relative. Criteria for approval include MCZO Article 7 Section 7.300 Special Uses.

Comprehensive Plan and Zoning Amendments AC-126-18, ACM-127-18, and AZM-128-18: Port of Morrow, applicant, and Upper Columbia Mill, LLC, owner. The property is described as tax lot 3420 of Assessor's Map 4N 26E. The request is to rezone approximately 48.6 acres of land located on Poleline Road and take exceptions to Statewide Planning Goals 3, 11, and 14 to convert agricultural land to industrial land; and to change the zoning of the subject property from Resource Related Industrial (RRI) to Port Industrial (PI). Criteria for approval includes MCZO Article 8 Amendments and the Morrow County Comprehensive Plan (MCCP) Review and Revision Process. This is the first of at least two public hearings with the final hearing before the Board of Commissioners.

Continued from the September 25, 2018 hearing: **Conditional Use Permit CUP-N-332: Solar Star Oregon I, LLC, applicant, and Lawrence and Corrine Lindsay, owner.** The property is described as tax lots 2803 and 2805 of Assessor's Map 1N 25E. The property is zoned EFU and located north of Lexington on Juniper Canyon Road between Baseline Lane and Strawberry Lane. Request is to allow by conditional use the construction and operation of a 10 megawatt Photovoltaic Solar Array. Criteria for approval includes the MCZO Article 3 Section 3.010 EFU and Article 6 Conditional Uses. This is the second of at least two public hearings with the final hearing before the Planning Commission

Continued from the September 25, 2018 hearing: **Comprehensive Plan Amendment AC-122-18: Solar Star Oregon I, LLC, applicant, and Lawrence and Corrine Lindsay, owner.** The property is described as tax lots 2803 and 2805 of Assessor's Map 1N 25E. The property is zoned EFU and located north of Lexington on Juniper Canyon Road between Baseline Lane and Strawberry Lane. Request is to amend the MCCP taking an exception to Goal 3 Agricultural Lands to allow for solar development on up to 80 acres in the EFU zone. Criteria for approval includes MCZO Article 8 Amendments and the MCCP Review and Revision Process. This is the second of at least three public hearings with the final hearing before the Board of Commissioners.

7. Public Comment
8. Other Business:
 - Planning Director Update
9. Adjourn

Next Meeting

January 22, 2019 at 7:00 p.m.
Bartholomew Building
Heppner, Oregon

This is a public meeting of the Morrow County Planning Commission, and may be attended by a quorum of the Morrow County Board of Commissioners. Interested members of the public are invited to attend. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours before the meeting to Carla McLane at (541) 922-4624, or by email at cmclane@co.morrow.or.us.