



PLANNING DEPARTMENT

P.O. Box 40 • Irrigon, Oregon 97844
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AGENDA

Morrow County Planning Commission
Tuesday, August 30th, 2022 7:00 pm
Bartholomew Building
Heppner, OR

[For Electronic Participation See Meeting Information on Page 3](#)

Members of Commission

Jeff Wenholz, Chair
Stacie Ekstrom
Mary Killion

Greg Sweek, Vice Chair
Wayne Seitz
Rod Taylor

Stanley Anderson
Karl Smith
Brian Thompson

Members of Staff

Tamra Mabbott, Planning Director
Stephen Wrecsics, GIS Planning Tech
Katie Keely, Compliance Planner

Stephanie Case, Planner II
Justin Nelson, County Counsel

1. Call to Order

2. Roll Call

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."

3. Minutes: July 26th, 2022

4. PUBLIC HEARINGS to begin at 7:00 pm (COMMISSION ACTION REQUIRED):

Conditional Use Permit CUP-N-356-22: Vance Dairy Construction, Applicant and Threemile Canyon Farms, Owner.

The property is described as tax lot 100 of Assessor's Map 3N 23E and tax lot 110 of 4N 23E. The property is zoned Exclusive Farm Use (EFU) and is located approximately 10 miles southwest of Boardman on Sim-Tag Road. Request is to approve a concrete batch plant. Criteria for approval includes Morrow County Zoning Ordinance (MCZO) Article 3 Section 3.010(C)(14) and Article 6 Sections 6.020 – 6.040 and 6.050(I).

**Conditional Use Permit CUP-N-355-22 and Comprehensive Plan Amendment
AC-140-22: OneEnergy Development, LLC., applicant, and Madison Ranches Land 4, LLC.,
owner.**

The properties are described as Tax Lots 1701, 1101, 1400, and 1401 of Assessor's Map 3N 27E. The properties are zoned EFU and located between the Boardman Bombing Range and Highway 207, approximately 6-miles southwest of the intersection of I-84 and I-82. Request is to allow the construction and operation of a 74-Megawatt Photovoltaic Solar Array with optional battery storage. Approval criteria for the Comprehensive Plan Amendment (AC-140-22) includes Morrow County Zoning Ordinance (MCZO) Article 8 Amendments, ORS 197.732 and OAR 660-033-0130(38) for the exception to Statewide Planning Goal 3 Agricultural Lands to allow a solar development on up to 600-acres in the EFU zone. Criteria for approval for the Conditional Use Permit (CUP-N-355-22) includes the MCZO Article 3 Section 3.010 EFU and Article 6 Conditional Uses.

This is the first of at least one hearing with the final decision being issued by the Planning Commission for CUP-N-355-22. This is the first of at least two public hearings with the final hearing before the Board of Commissioners for AC-140-22. Opportunity to voice support or opposition to the above applications or to ask questions will be provided. Failure to raise an issue in person or by letter or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on those issues.

5. OTHER BUSINESS

6. Correspondence
Directors Report – August

7. Public Comment

8. Adjourn

Next Meeting: September 27th, 2022 at 7:00 p.m.
Location: Morrow County Government Building, Irrigon. OR

ELECTRONIC MEETING INFORMATION

Morrow County Planning is inviting you to a scheduled Zoom meeting. Topic: Planning Commission
Time: August 30th, 2022 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/3696517452?pwd=dm9kTG1UbWM1OUUqRDdyVXA1TmU2dz09>

Meeting ID: 369 651 7452

Passcode: 335454

One tap mobile

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+13462487799,,3696517452#,,,,*335454# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 369 651 7452

Passcode: 335454

Find your local number: <https://us06web.zoom.us/j/3696517452?pwd=dm9kTG1UbWM1OUUqRDdyVXA1TmU2dz09>

Should you have any issues connecting to the Zoom meeting, please call 541-922-4624. Staff will be available at this number after hours to assist.

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 Tamra Mabbott at (541) 922-4624, or by email at tmabbott@co.morrow.or.us.