

This meeting of the Wallowa County Planning Commission convened at 7:00 p.m. on Tuesday, February 24, 2015, with the following present:

MEMBERS: Ramona Phillips
Chris Bullat
Georgene Henson
Kim Tippet

STAFF: Harold Black, Planning Director
Ashley Lee, Department Specialist

OTHERS PRESENT:

David Bright
Joseph Resident

Bob Reading
Joseph Resident

Parley A, Pears
Walla Walla Resident

Chad Nash
Enterprise Resident

Blair Woodfield
Walla Walla Resident

Rahn Hostetter
Hays Representative

S Tollffson
Enterprise Resident

Katy Nesbit
La Grande Observer

Elaine Albrich
Lenahan Representative

Mike Fluit
Joseph Resident

John Lenahan
Joseph Resident

Toni Kiser
Joseph Resident

Jess Kiser
Joseph Resident

Cheryl Underwood
Joseph Resident

Kathrine Strickroth
Enterprise Resident

Steve Tool
Chieftain

RAMONA PHILLIPS, VICE CHAIRMAN: [Introduced members and staff and read agenda.]

[Please note that draft and adopted findings, staff reports, written testimony, and the official Planning Commission meeting audio record are available for review and/or purchase in the Planning Department.]

Public Hearing Procedure

Ladies and Gentlemen, I call the regular February 24, 2015 hearing session of the Wallowa County Planning Commission to order. My name is Ramona Phillips, and I am the Vice Chairman of the Planning Commission for Wallowa County, Oregon. The members of the Planning Commission are appointed by the Wallowa County Board of Commissioners and we all serve as volunteers. Now I would like to introduce the current members of the Commission who are present tonight, and the staff

of the Planning Commission, who have prepared the materials we will consider. (Does introductions of members and staff).

Our role as commissioners is to conduct public hearings and to make decisions about land use matters in Wallowa County. You may already understand that we conduct two very different kinds of hearings- legislative hearings and quasi-judicial. The processes for these hearing are different. On tonight's agenda we have the Hays Land Partition LP#14-13 and a few items of other business. The public hearing is now open for the purpose of considering the Hays partition application that is a continuance of last month. Does any commission member wish to disqualify them himself/herself for any personal or financial interest in the matter or does any commission member wish to disclose any significant ex-parte or pre-hearing contact? Is there any member of the audience who wishes to question the jurisdiction of this body to act on behalf of the county in this matter? Does any member of the audience wish to challenge the right of any commissioner to hear this matter? There was no reply to the above questions.

Hayes LP # 14-13

Harold Black Clarifies that this hearing is open but the public portion is closed. Goes over the answers to the questions that were asked to be clarified at the last meeting. The questions were about access road development and possible requirements for access and maintenance to the ditch. The answers are considered new evidence and are able to be addressed by the applicant and the opposition. There were two letters submitted but the letters are general in nature and raised no new issues. Black recommends that the hearing be open only for the answers to the questions and not the letters due to their general nature.

Chris Bullat Motion to open the hearing for the questions but not the letters

Kim Tippet seconds the motion [**Motion passes 4-0-0**]

Ramona Phillips Calls the applicant to present his case.

Rahn Hostetter States that the new evidence is in fact accurate and all he needs to do is affirm that is in fact accurate. Hostetter states that this requires no response. He will wait for his rebuttal to disclose his other information.

Ramona Phillips asks for anyone else wanting to support the case then calls for opposition to state their case.

Elaine Albrich Submits the letter that commissioners already have been given and chooses to leave her case as is based on her written submission.

Ramona Phillips Asks if anyone else is in opposition.

Ramona Phillips calls for rebuttal

Rahn Hostetter Chooses to discuss Mrs. Albrich's letter regarding article 15.025 04A and the road development, and if the roads need to be public accesses they would be made a public access. Hostetter wants to make it part of the record that the property is within the local school bus route. The lot size issue that the two new parcels are less than the minimum lot sizes for the EFU zone of 160 acres is over ruled as they meet the parcel size requirements of the Measure 49 Final Order. Hostetter submits for the record the easement from Ski Run Road to show that there is existing access to the proposed parcels. The applicants will comply with section 15.025 04A and dedicate the accesses as public accesses if the planning commission chooses to site a conditions to do so.

Georgene Henson Motions to close the hearing portion of the meeting.

Chris Bullat Seconds the motions [**Motion passes 4-0-0**]

Discussion

Georgene Henson Ditch should not be an issue and feels that the findings should be approved with the conditions listed.

Harold Black Reviews findings with the commission members to establish the exact conditions the planning commission want included.

Georgene Henson Motion to accept finding with conditions as stated by Harold Black

Kim Tippet Seconds the Motions [**Motion passes 4-0-0**]

Harold Black States that the findings for the Hays LP14-13 are approved dated February 24, 2015 and explains that those with standing have until 5:00 pm on March 9, 2015 to appeal and explains the appeal process.

The next meeting will be held on March 31, 2015 at 7:00 pm.

Other Business

The **Planning Commission** discusses a letter of interest from Jim Nave to become a planning commission member. All the Planning Commission members agree that if he is still interested that the Board of Commissioners should be notified. Harold Black agrees to call and insure that he is still interested and agrees to send Jim Naves information and letter of intent to the Board of Commissioners to get him appointed as soon as possible.

The **Planning Commission** discusses the need for a planning commission member from Wallowa. There is discussion recommending that an advertisement be put into the paper and on the local radio station to try and draw attention to the available position.

The **Planning Commission** discusses the Enterprise water project and what they will be reviewing next

month. Also discussed the bike path and different aspects that they will have jurisdiction over and how the hearings will be held.

Minutes

Georgene Hansen moves to approve the minutes with the addition that Ramona Phillips and Chris Bullat have been reappointed by the Board of Commissioners for their positions on the Planning Commission.

Kim Tippet Seconds the motion. [Motion Passes 4-0-0]

Public Comment

Kathrine Stickroth an Enterprise resident had discussion with Harold Black and the Planning Commission members regarding the error in the public notice in the paper and the offence taken regarding her letter. Harold Black apologized for the misprint in the paper and that the office will be more careful about the notices to the paper. Harold Black also apologized for his comments regarding the letter coming across as offensive and that he did not intend for it to be perceived that way. Harold agreed to write an apology letter to Cherlyn Underwood who submitted a letter as well.

Chad Nash an Enterprise resident had discussions with the Planning Commission regarding when the minutes should be read and approved. The Planning Commission decided they would think about changing the meeting order which they currently follow. Chad Nash also discussed the roll of the Planning Commission members as representing the public of Wallowa County and that the public should always have say in these hearings. Also, he commented on doing what is right and what the commissioner's feel is right not what everyone wants them to do.

Georgene Henson Motions to close the meeting

Kim Tippet Seconds the motion. [Motion Passes 4-0-0]

There being no further business before the commission, the meeting was, on motion duly made and seconded, adjourned at 8:15 p.m.

Ashley D Lee
Department Specialist

Date