

MEETING OF THE MORROW COUNTY PLANNING COMMISSION - September 21, 1971

Those present: Clarence Rosewall, Chairman
Alma Green, Secretary (*acting*)
Arthur Allen
Fritz Cutsforth
Roy Lindstrom
Max Hellberg

Sam Miller, Forest Service
Marvin Chitty "
Glen Ward, State Game Commission
Al Osmin, Soil Conservation Service
Don Munkers, Asst. Roadmaster
Harold Kerr, Extension Service
Paul Jones, County Court
Mrs. Arthur Allen

Dick Ivey, Planner CH²M
Roger Budke "

Meeting was opened by chairman Rosewall. Minutes dispensed with.

Dick Ivey presented a resume of the Boardman City Plan.

The Boeing Tract zoning then followed. Dick cautioned against hasty action on this tract since Boeing was doing a very sophisticated zoning and land-use study.

Navy land should be considered as agricultural in the zoning plan. It is believed that it will be at least 3 years before the land may be vacated, but should be planned for and included in the long-range planning, especially as it is leased to private use.

~~THE~~ Judge Jones discussed the requirement by HUD to have a regional water and sewer plan. Each county in the East Central Oregon Association of Counties already has a plan. A composite map of the 5 counties should be prepared by October 1st. Judge Jones felt that the next step will be a comprehensive land-use plan.

The A-95 circular concerning regional districts as it effects planning and applications for federal funds was discussed.

Roger Budke presented the community plans showing the planning maps for each town in the county. He discussed the difference between the zoning maps and the palnning maps. ~~XXXXXXXXXX~~ Emphasized the power and responsibility of the Planning Commission.

Regarding housing needs, Chairman Rosewall stated we are short on building sites. Glen Ward mentioned the need to increase the water system to accommodate more homes. It was felt that the water is o.k., but there is a need for more lines. (*In Heppner*)

Regarding hospital plans, it was noted that a county-wide, 3-year serial levy had been passed by voters for the 1971-72, and 73 years.

During the planning as regards airport needs, Lexington Airport is planning for a small building to house a restroom telephone and waiting room. Present plans are to put lights on the runway which, it is hoped, will be done by an FFA \$6000 grant.

Concerning zoning, Dick Ivey stated that when the comprehensive plan is completed, in about 2 weeks, they will bring a draft of the zoning plan again. Harold Kerr indicated a need to educate and lay groundwork to advise the public as to the need for zoning, what is a planning commission, and who they are, etc.

Judge Jones stated that the plans for the sub-division ordinance has not yet been adopted. Dick Ivey said that this should be adopted by the County Court and then it can be revised and updated from time to time. He stated that hearings are not necessary. Judge Jones said that it would present a budgeting problem for the county when adopted.

Mr. Rosewall asked whether a zoning ordinance could control rock festivals. It was stated that this could be done, indirectly.

CH²M will call within a week to set the date for the next meeting.

Meeting adjourned.

Respectfully submitted,



Alma Green, acting secretary

M I N U T E S

Morrow County Planning Commission - October 19, 1971

Members present: Clarence Rosewall, Chairman
Alma Green
Fritz Cutsforth
Roy Lindstrom

Advisory Members Present: Commissioner Homer Hughes
Roadmaster 'Doc' Sherer
Judge Paul W. Jones
Marvin Chitty, Forest Service
Harold Kerr, Extension Agent
Dale Boner, S.C.S.
Joyce Bergstrom, Assessor

CH²M Planner: Roger Budke

Mr. Budke presented the completed draft of the updated Comprehensive Plan for Morrow County. He went over it with the planning commission and corrections and suggestions were made. He will present the completed plan at his next meeting with the group Nov. 17th.

Harold Kerr suggested that we not emphasize the division of the county into the North end and the South end, as we are all one county and should be thought of and planned for as a unit.

Clarence Rosewall suggested that we increase the industrial area on the planning map to avoid hearings in the future. Others indicated that this allows local control when hearings are held. Judge Jones felt that we should not be too general in our industrial zoning until the results of the geological and seismic studies are presented, in regard to nuclear plant siting.

Judge Jones explained the possibility of the county and city in adopting a Flood Plains program for the purpose of allowing persons within this plain area to obtain flood insurance.

Mr. Budke suggested that the county should make a proposed official road map indicating their intentions. Then if land purchases are necessary, the county would have 1 year to purchase and the county would have priority for this length of time.

Mr. Budke also told of Boeing's further diversification in their building modular homes and planning new towns as a market for these homes. The New City of Boardman is included in their planning.

Marvin Chitty told of the Forest Service plans for the Western Route Road which they feel is the intertie needed in this part of the

country. The first section is now ready for contract. An impact study is being made on Swale for an impoundment and recreation.

The need for housing as a result of Kinzua's veneer plant development was discussed at some length.

Planning Schedule:

1. Comprehensive plan to be presented Nov. 17, and rewritten zoning ordinance
2. Hearings in the county on comprehensive plan
3. County Court adoption of zoning ordinance
4. Presentation of sub-division ordinance after the first of the year. followed by hearings and adoption.

The present extension to the original contract ended Sept. 30, 1971

Judge Jones presented the prospect of obtaining a County planner. He has been in contact with the State under the Emergency Employment Act. He asked for a recommendation of the Planning Staff regarding this. He pointed out that following the adoption of these plans, someone has to administer them. MOTION - Roy Lindstrom moved and Fritz Cutsforth 2nd the motion that the County Court look into the possibility of securing a planner through federal funds if possible. Motion carried.

Harold Kerr expressed the need to impress the importance of attendance on absent members.

Judge Jones asked Mr. Budke for his estimate on a fee to continue with the planning. He estimated \$900.00 for 6 meetings - 2 hearings for each plan (1) Comprehensive (2) Zoning (3) Sub-Division

\$100.00 is the expected cost of the maps, the cost to be paid by the County.

Meeting adjourned at 11:30.


Alma Green, Acting secretary

M I N U T E S

Meeting of Morrow County Planning Commission - November 17, 1971

Attendance: Paul Miller, Ione - visitor
× Arthur Allen, Boardman - member
Mrs. Allen
× Dorris Graves, Hardman - new member
× D. O. Nelson, Heppner - member
Jack Wright, District Sanitarian from Pendleton, OSBH
× Alma Green, Secretary
Joyce Bergstrom, Assessor
Harold Kerr, Extension Agent
× Clarence Rosewall, Chairman
Sam Miller, U. S. Forest Service, Heppner Ranger Dist.
Roger Budke, CH²M Planner

Roger Budke again reviewed the Comprehensive Plan with corrections made at last meeting. This is ready now for publication in preparation for public hearing. The Planning Commission may then adopt the plan and refer to County Court who may want to adopt a resolution.

Discussion regarding regulations for depth of well on private property. Mr. Wright stated that at present there is no specifications regarding depth - only distance from septic tank, etc.

Following the presentation of the Comprehensive Plan, Mr. Budke presented the Proposed Zoning Ordinance. The Commission went through the ordinance quickly. Mr. Budke asked that each member study it carefully before the next meeting.

Harold Kerr stated that he feels that at this point a series of informational meetings should be held with groups within the county to acquaint the public with the reasons for establishing a zoning ordinance. Paul Miller feels such meetings are of value, and others present indicated agreement. Harold suggested the educational meetings be held in December and the hearings in January. D. O. Nelson also suggested that we better take the zoning plan to the people as Harold suggests.

Following the series of meetings a public hearing would be held. It was also noted that election can be held.

It was decided to hold another Commission meeting Monday night, December 6 at 7:30 p.m. to map out strategy.

Meeting adjourned 11:00 p.m.

Respectfully submitted,

Alma Green, Acting Secretary

M I N U T E S
MORROW COUNTY PLANNING COMMISSION - December 9, 1971

The following members of the Planning Commission met at 7:30 p.m. in the County Courthouse:

Clarence Rosewall, Chairman
Alma Green, Secretary
Dorris Graves
Max Hellberg
Roy Lindstrom
Fritz Cutsforth

Others present: Harold Kerr, County Extension Agent
Sam Miller, Heppner Ranger Dist.
Roger Budke, Planner CH²M
Dale Boner, Soil Conservation Service
Judge Jones
Dorothy Heard, Gazette Times
Avon Melby, East Oregonian

Mr. Budke stated that he had a letter from Mr. Klaboe of State Highway stating that they would review the directional signs at the Irrigon Junction. A matter which had been discussed prior to this meeting.

He also stated in answer to Harold Kerr's question that grain elevators could be designated as either industrial or commercial, although he preferred the definition industrial.

Mr. Budke then presented the final review of the Comprehensive Plan. He stated that Ione could adopt this plan and the county zoning ordinance without having to have a planner. Irrigon could zone themselves by using the plan and zoning ordinance as a guide.

It is expected that in 1 1/2 to 2 months a hearing will be held, following private interest group or community club informational meetings to acquaint the public with the plan. Then follow the same approximate schedule with the zoning ordinance.

ZONING ORDINANCE:

At the present time federal lands are not subject to county zoning.

It was pointed out that the planning commission is a recommending agency to the County Court. Mr. Budke stated that city and county ordinances do not overlap.

It was pointed out that the District Attorney should review the zoning ordinance before adoption.

At this review of the proposed zoning ordinance the following changes were made:

Omit all of item (24) which begins "Outdoor music festival".....page 3
Omit item (7)(Article 3. Conditional Uses Permitted) Thermal power plant,
page 5.

On page 6, omit item (7) under Sec. 3.070. Conditional Uses Permitted -
(7) Outdoor music festival.

On page 1. under item (4) "Dwelling unit", omit:"and not having more than
one cooking facility".

Also, on page 1 item (5) "Family", omit: the remainder of the para-
graph which begins "excluding servants;"

There was some discussion regarding having flood plain in the zoning
ordinance.

Mrs. Heard said that the Soroptimist Club has asked for presentation
of the Comprehensive Plan and the Zoning Ordinance before their group in
January.

The first hearing on the Comprehensive Plan will be in February, about
the first. Probably about February 10 for the hearing on the Zoning Ordin-
ance. (Only 1 hearing is required by law for each plan.) It was recommended
that the opinion of the District Attorney be asked to determine how many
hearings should be held. Herman Winter will be asked to attend the next
meeting which will be held January 6, Thursday night at 7:30 p.m.

Meeting adjourned at 11:00 p.m.

Respectfully submitted,

Alma Green, Secretary