

M I N U T E S

PLANNING COMMISSION MEETING - Morrow County Courthouse - Jan 6, 1972

- PRESENT: Members - Dorris Graves
 Virginia Grieb
 Ernest Jorgenson
 Clarence Rosewall
 Fritz Cutsforth
 Alma Green
 Roy W. Lindstrom
- Advisory- Jack Melland
 Herman Winter
 Dale Boner
 Sam Miller
 Harold Kerr
 Judge Jones

Harold Kerr plans to meet with various organizations within the county as follows: Wednesday evening, Jan. 12 at Irrigon, 4H Leaders Ernest Jorgenson and Virginia Grieb will attend.

Educational meetings to explain Comprehensive Plan and the Zoning Ordinance.

- Monday noon, 17th, Chamber of Commerce in Heppner with Mr. Rosewall.
- Thursday noon, 20th, Soroptimist Club. Dorris Graves.
- Monday, 24th, Ione Lions Club at Ione, with Roy Lindstrom.
- Tuesday, 25th, Livestock Growers, Heppner
- Saturday, 29th, Pomona Grange
- Friday night, 14th, Rhea Creek Grange - Dorris

Mrs. Grieb was introduced as a new member, replacing D. O. Nelson whose term expired.

Herman Winter, D.A. was asked to be present to explain the law which governs setting hearings, etc.

There was considerable discussion concerning what is a "dwelling unit" and what is a "trailer house".

There was again disucssion concerning exclusive farm use. It was felt that because of new rulings it is not needed in the plan now.

Dates for Hearings: Comprehensive Plan - 7:30 p.m., February 17, Grange Hall in Lexington.
 Feb. 23, 7:30 at Greenfield Grange , Boardman.

Publish notice Feb. 3 to advertise both meetings.
 Dorris moved and Fritz seconded the motion setting the hearings on the Plan.

It was felt that it is better for the Planning Commission to conduct the hearings; perhaps each member being responsible for a particular part of the plan.

Judge Jones mentioned that recent requests for sub-division rulings emphasizes the need for preparation and adoption of a sub-division ordinance.

Meeting adjourned at 10:15

Note: Attached are the recommendations of CH2M planner, Roger Budke, which were to have been presented to the Planning Commission. They arrived the following day.

Harold Kerr was in Jan. 14 and said that the meeting at the Greenfield Grange is confirmed for Feb. 23rd. A charge will be made of \$12.50.

Alma Green confirmed the use of the Lexington Grange for the hearing to be held on February 17 at 7:30 p.m. There is no charge for non-profit groups. (\$5.00 clean-up)

Wagon County Planning Commission April 17-72

Meeting 7:30

Rosewall - presiding

Introduction of D. Smith

Use of maps in zoning meetings -

Coloring of different areas - such as - Recreation

Farming -

Discussion of developed recreation - zoning - zoning
Recreation - Residential -

1. Maps to be plotted

2. Agriculture - except for present - uses as follows -

A. Subdivisions of recreation - Residential

B. Industrial - mill - grain elevators etc.

3. Future Rec - Residential

Boardman - Boeing

A. Proposed Boardman Comprehensive Plan

to be zoned Farming outside present city
limits, until such time as growth
of Boardman would make incorporation
feasible. Giving the proposed plan the
protection of zoning control.

Discussion of Exclusive Farm-zone -

Discussion of zoning in N. End - smaller garages

Adv. of zoning - Public hearings -

A. May - 10 - Lay Grange Hall 2 P.M.

May - 12 - Grange Hall - 7:30

advertising to be handled by D. Smith -

Smith employed under Emergency employment act - \$6000

Police man - ^{\$7500} Phoenix a secretary - \$2000

20 March to 31 day of October

unless more funds available Terms will end,

Budget for fiscal year July 1st for those

two employees only if money available from

other sources than county funds.

Prof Lindstrom moved employment of Dr. Smith -
as zoning planner and a secretary.

Question - motion passed

meeting adjourned

Dennis L. Groves

Sec. pro tem.

MINUTES OF THE PUBLIC HEARING CONCERNING THE ADOPTION OF THE

PROPOSED ZONING ORDINANCE FOR MORROW COUNTY, OREGON

held at the Lexington Grange Hall, Lexington, Oregon

2:00 P.M., May 10, 1972

Morrow County Planning Commission Members Present:

Clarence Rosewall, Chairman
Alma Green, Secretary
Roy Lindstrom
Virginia Grieb
Dorris Graves
Arthur Allen

Others Present:

Joyce Bergstrom, County Assessor
Walter Hayes, County Commissioner
Herman Winter, District Attorney
Harold Kerr, County Extension Agent
Judge Paul Jones
Homer Hughes, County Commissioner
Mrs. Dorothy Heard, Heppner Gazette
George D. "Del" Smith, Planning Coordinator
Lois M. Allyn, Planning Secretary

General Public:

Mrs. Arthur Allen

The hearing was opened at 2:00 P.M. by Chairman Rosewall.

Mr. Winter - Questioned power lines as a conditional use as the state already has statutes allowing them on road rights-of-way. It was decided to leave power lines as a conditional use.

Question regarding zoning the Wilson Road area near Boardman as farm residential. It was decided to leave it in "farm" zoning because of the high water table in the area and present congestion of traffic on Wilson Road.

Mrs. Graves suggested multiple family dwellings are likely to be needed near cities and in recreational areas. After discussion, a motion was made by Mrs. Graves that multiple family structures be allowed as a conditional use in farm, recreation, and commercial zones; motion seconded by Mrs. Grieb, passed unanimously.

Mr. Winter - Certain properties now leased to Boeing and lying between Highway 80 and the Columbia River should be zoned "Industrial". There is a restriction in the Corps of Engineers deed to the State of Oregon which requires industrial development, or these lands will revert to the Corps of Engineers. There being no objection, these lands, and those areas now being used by Boeing for industrial purposes, were zoned "Industrial". (See note).

Mr. Rosewall adjourned the hearing at 3:45 P.M.

Respectfully submitted,

A.D.S.
George D. Smith, Planning Coordinator

GDS:lma

Note; Former Corps of Engineers property zoned industrial, those parts of the following sections lying between U.S. Highway 80 and the Columbia River

T 4N, R 23 E, Sections 16, 15, 14, 13, 21, 22, 23;

T 4N, R 24 E, Sections 8, 9, 10, 18, 17, 16, 15.

Areas now being used by Boeing for industrial purposes and not assessed as farm land:

T 4N, R 24 E, Sections 21, 22, 15, 16 (landing strip area)

T 3N, R 23 E, Section 25 (test site)

T 2N, R 23 E, south half of Section 24.

Note A: A large colored map of Morrow County and large colored posters outlining the various proposed use zones had been prepared by the Planning Coordinator and were on display. A "Request for Change of Proposed Use Zone" form for the use of property owners was given out for the information of those in attendance.

called atten to maps and posters

present Alvin Green

Art Allen

Mrs Krich

Cutforth

① Hellberg

Judge Jones

H. Kerr

Walter Hayes

16 people

Mr. Smith explained colors on maps & posters
read uses on posters

copies of the ^{pro.} zoning ordinance & request for
change were passed out.

about 20 min allowed for looking over books
question whether fee has been set ^{and general discussion}

Adjourned at 8:45 on

Send news release on next meeting

MINUTES OF THE PUBLIC HEARING CONCERNING THE ADOPTION OF THE

PROPOSED ZONING ORDINANCE FOR MORROW COUNTY, OREGON

held at Greenfield Grange Hall, Boardman, Oregon

7:30 P.M., May 12, 1972

Morrow County Planning Commission Members Present:

Clarence Rosewall, Chairman

Alma Green, Secretary

Art Allen

Mrs. Virginia Grieb

Orville Cutsforth, Jr.

Max Hellberg

Roy Lindstrom

Others present:

Judge Paul Jones

Walter Hayes, County Commissioner

Harold Kerr, County Extension Agent

Dennis Doherty, Special Deputy Attorney

George D. "Del" Smith, Planning Coordinator

Lois M. Allyn, Planning Secretary

General Public:

Mrs. Art Allen

Bob Sicard

Mrs. Dennis Doherty

Mr. & Mrs. J. B. Miller

Rupert Kennedy

Pete Richards

Herman Green

Tom Green

Mrs. Walter Hayes

Orville J. Buchanan

Mrs. Hoadley

Ronald Black

Chairman Rosewall opened the hearing at 7:45 P.M.

He called attention to the maps and posters prepared by the Planning Office, and asked Mr. Smith to explain them. Mr. Smith briefly explained the large colored map and read the uses permitted outright and conditional uses in the various zones from the large posters. Copies of the proposed zoning ordinance and "Request for change of proposed use zone" forms were passed out to those present.

Mr. Kerr explained some of the advantages of zoning.

About 20 minutes was allowed for those present to quickly look over the zoning ordinance and for general discussion.

Mr. Rosewall then called for questions or comments.

A question was raised concerning fees that will be charged for conditional use permits. The Planning Commission has not made a decision on this matter and it will need to be considered at a future meeting. Also application forms will need to be prepared.

Question raised regarding legal procedure of appeal from the Planning Commission's decisions. Mr. Doherty said decisions of the Planning Commission can be appealed to the County Court, District Court, etc. the same as any other legal matter.

Question raised whether zoning a piece of property might raise taxes. No, tax assessments are based on how a property is actually being used. Zoning is based either on how a piece of property is actually being used at the time zoning is put into effect, or how the owner intends to use the property in the future.

Question about restriction on height of farm buildings, silos in particular. There is no restriction on the height of farm buildings.

Question of whether a farm near a growing city could be zoned out of existence. Generally speaking, it couldn't be. It was pointed out, however, that due to pressure from neighbors and probably a very good price for the land, a farmer might find it preferable to sell. The only other possibility would be public condemnation procedure to force sale of the land if needed for other use.

Those present were urged to present any comments or suggestions for changes they felt should be included in the zoning ordinance, and to file any "request for change of proposed use zone" forms, with the Planning Office at the Courthouse in Heppner on or before May 26 for consideration at the next Planning Commission meeting which will be held shortly thereafter.

Respectfully submitted,



George D. Smith,
Planning Coordinator

GDS:lma

MINUTES OF THE MEETING OF THE
MORROW COUNTY PLANNING COMMISSION
Courthouse, Heppner, Oregon
May 30, 1972

Commission Members Present:

Chairman Clarence Rosewall

Alma Green

Roy Lindstrom

Fritz Cutsforth

Dorris Graves

Virginia Grieb (appeared but
did not attend meeting)

Others:

George D. Smith, Planning Coordinator

Lois M. Allyn, Planning Secretary

Dennis Doherty, Special Asst. D.A.

Mr. & Mrs. J. B. Miller, farmers, Pilot Rock

Don McElligott, farmer, Ione

Due to late arrival of some members, the meeting was called to order by Chairman Rosewall at 8:45 P.M.

Re Exclusive Farm zoning request of Mrs. Miller:

Most of the evening was taken up with this matter. Some comments: A tract must gross \$500.00 to be eligible. The Planning Commission probably wouldn't change an EF zoned tract unless the surrounding area became developed and the highest and best use of the property changed. Lindstrom: doesn't believe EF zone necessary. Judge Jones: doesn't believe EF zone necessary, but would want to protect the best interests of farmers. Doherty: doesn't believe EF zone necessary, but was unable to say whether the 5 years' deferred farm use tax would have to be paid if a piece of property was sold for farm use or other than farm use.

The Planning Commission requested Mr. Doherty to refer this question to the proper agencies to determine the answer before another meeting of the Planning Commission is held.

If there is to be no "EF" zone, there was some question about changing some of the uses and permitted uses in the "F" zone.

The application of P. D. Robbins of Irrigon for an "FR" zone was unanimously approved, subject to the requirements of the District Sanitarian, Health Division, Oregon State Department of Human Resources.

Fritz Cutsforth moved that the meeting be adjourned until Mr. Doherty gets an answer to the EF zone question. Motion seconded and carried.

Mr. Rosewall set the next meeting June 5 at 8 PM.

Respectfully submitted,

George D. Smith, Planning Coordinator

GDS:lma

MINUTES OF THE MEETING OF THE
MORROW COUNTY PLANNING COMMISSION
Courthouse, Heppner, Oregon
June 5, 1972

Commission Members Present:
Chairman Clarence Rosewall
Secretary Alma Green
Roy W. Lindstrom
Orville Cutsforth, Jr.
Virginia Grieb
Max Hellberg

Others:
Judge Paul Jones
Herman Winters, District Attorney
Dale Boner, Soil Conservation Service
Harold Kerr, County Extension Agent
Joyce Bergstrom, County Assessor
George D. Smith, Planning Coordinator
Lois Allyn, Planning Secretary

Chairman Rosewall called the meeting to order at 8:10 P.M.

Copies of the memorandum, Subject: Should the Morrow County Zoning Ordinance have an "Exclusive Farm Use Zone?" were passed out. This memorandum had been prepared by Dennis Doherty, Special Assistant District Attorney, at the request of the Planning Commission.

Some comments:

One of the reasons for the 1971 legislation was to eliminate the need for yearly application for farm tax deferral; once it is established, the land receives the deferral until the land use changes.

\$500. yearly income in 3 out of the preceeding 5 years, with certain exceptions, is required to establish farm deferral. There is no minimum acreage.

It was pointed out that an EF-zoned property would not pay the 5 years deferred taxes upon change to another use, while an F-zoned property would pay - that is, the difference between taxes on the assessed value of the property and the farm use deferred tax, plus simple interest.

Mrs. Bergstrom - payment of 5 years' deferred taxes would be required if land (not in an EF zone) was changed to non-farm use. It would not necessarily have to be sold.

Mr. Winter - If property with deferred tax was sold for non-farm use, it would be up to the buyer to pay the deferred taxes - title companies now show amount of deferred taxes due.

Judge Jones suggested that the EF zone be kept, but that no land be put into it at the present time.

Mr. Winter: The EF zone in the proposed ordinance should be changed to conform to state law.

Rosewall asked for motion to include EF zone - it was decided that no formal motion was needed as there had been no motion made earlier to delete the EF zone.

Mrs. Grieb moved, seconded by Hellberg, that the Miller request for EF zone on property in the Boardman area be denied. Motion carried with one abstention.

Lindstrom moved, seconded by Mrs. Grieb, that items 1 and 2 be deleted from the EF zone, motion carried.

On page 5 of the proposed zoning ordinance concerning the EF zone, a minimum lot size of 20 acres was proposed. Hellberg moved, seconded by Lindstrom, that this minimum lot size of 20 acres be adopted, motion carried.

There was discussion concerning a fee schedule for conditional use permits, etc. The intention of those present was to charge only the actual cost of the service, including advertising, travel, postage, etc. It was determined that a fee schedule was not required by the proposed zoning ordinance before the Planning Commission presented the ordinance to the County Court, therefore, the matter will be investigated further.

Judge Jones raised the question of whether a forest zone was needed. The matter was discussed, but the general feeling was that it was not needed at the present time, although it might be found to be needed in the future.

Mrs. Green moved that the proposed zoning ordinance, as amended, be adopted for presentation to the County Court, motion seconded by Lindstrom, motion carried.

The meeting was adjourned at 10:00 P.M.

Respectfully submitted,



George D. Smith
Planning Coordinator

lma

Minutes of the Public Hearing held by the

Morrow County Court

at the Courthouse, Heppner, Oregon, June 19, 1972, 2:00 P.M.-4:00 P.M. concerning
the adoption of the proposed Zoning Ordinance for lands outside of incorporated
towns within Morrow County, Oregon

Present: Judge Paul Jones
Commissioner Walter Hayes
Commissioner Homer Hughes
County Clerk Sadie Parrish
Lois M. Allyn

Judge Jones opened the hearing at the legally advertised day and hour, June 19, 1972 at 2:00 P.M. Lois Allyn was appointed by the Court, at the request of the County Clerk, to take minutes of the hearing.

Judge Jones briefly went through the uses and conditional uses in Exclusive Farm and Farm zones, and the different effect of the two zones concerning deferred farm taxes; EF zoned properties do not have to pay five years' deferred taxes if zoned to other than farm use, while F zoned properties do have to pay the deferred taxes if zoned to other than farm use. There are no EF zoned lands at the present time.

The Court deleted "farm labor camp" from Item 6 of the Recreation Residential zone, in the belief that this was desirable and also the intent of the Planning Commission that Item 6 read "Multi-family dwelling." This was the only change made by the County Court in the proposed Zoning Ordinance as recommended to the Court by the Morrow County Planning Commission.

The County Court was of the opinion that "trailer house" in the ordinance included mobile homes, and "community club building" would include dormitory type structures.

No fees were set at this hearing for conditional use permits and other application forms which might need to be processed. However, the County Court intends to set fees following the direction of the Planning Commission that such fees cover the actual cost of processing such applications.

Permits to build a scale house and a cold storage plant have been requested by Desert Magic, Boardman.

As long as there is a Planning Office staff, the County Court directed that application forms and other paper work concerning the zoning ordinance be processed by the Planning Office.

Judge Jones stated the question, "shall the Morrow County Court adopt the proposed Zoning Ordinance?" Motion made by Hayes and unanimously carried that the Zoning Ordinance, with the one change noted, be adopted.

The hearing was concluded at 4:00 P.M. No person, other than those listed, appeared at the hearing.

The County Court directed that Governor McCall be advised that Morrow County had adopted a zoning ordinance in accordance with ORS 215, and also a comprehensive plan.

In accordance with Section 2.030 Zoning Maps, the County Court ordered that the County Planner be in charge of the zoning maps and amendments thereto.

Respectfully submitted,

Lois Allyn,
Planning Office Secretary

(file

MINUTES OF THE MEETING OF THE
MORROW COUNTY PLANNING COMMISSION
Courthouse, Heppner, Oregon
August 28, 1972

Commission Members Present:
Ed Dick
Alma Green
Arthur Allen
Dorris Graves

Others Present:
H. C. Shorer, County Roadmaster
Dale Boner, Soil Conservation Service
County Judge Paul Jones
I. M. Docken, Desert Springs Mobile Estates
Dennis Deherly, Special Asst. District Attorney
Ron Black, Boardman City Planning Commission
George D. Smith, Planning Director
Lois Allyn, Planning Office Secretary

Mr. Smith requested that Mrs. Green serve as Acting Chairman.

Minutes of the June 5, 1972 meeting of the Commission were read and approved.

Mr. Ed Dick was introduced as a new member to complete Clarence Rosewall's term.

Mrs. Green asked for nominations for chairman, although since a quorum was not present, an election could not be held. Mrs. Green recommended nominating Mrs. Graves for chairman. Mrs. Graves indicated she would accept the position if elected.

Mr. Allen introduced Mr. Docken, who presented his plans for developing the Desert Springs Mobile Estates near Boardman.

He has plans to develop 236 units on 40 acres for "adults only", no cats or dogs allowed. A water system to serve the lots from drilled wells will be constructed, and a separate system to provide irrigation water is planned, utilizing natural flowing water on the property. Three small ponds or lakes are planned, with the water being circulated by pump between the three by underground pipe and ditches, thereby providing fresh, flowing water in the ponds.

Sewage disposal system will be constructed, with natural drainage into a lagoon at the northeast corner of the property. Plan is to aereate the lagoon. The sewage plant could eventually be tied into the Boardman system, perhaps in 10 or 12 years. Mr. Docken said the system meets the design criteria of the Department of Environmental Quality.

Plans take into account the design for future roads in the area contained in the "Morrow County Comprehensive Plan."

Trailer lots are approximately 60'x80'. Some trailers may be provided, but most will be personally owned. All will be all-electric.

Trailer lots will not be sold.

A second group of 62 lots for families with children will be developed.

Tenants will be required to landscape lots and maintain property, or pay the park for doing so.

Lakes are to be constructed first, construction to start in 30 days, roads and sewer and water systems will be constructed next for the entire park.

A manager plus one or two maintenance men to care for the grounds and assist tenants with minor repairs will be employed.

It is anticipated it will cost \$3200 to develop each lot.

Rental for trailer space will be \$55, \$60, to \$75 a month for lots fronting on the lakes. They have not decided if this will include cost of water, but the other utilities will be paid by tenants.

A large community recreation building is planned for the use of the larger development, but a laundry and playground only for the smaller development for families. There will be a swimming pool.

Mr. Docken said the development is owned by a family corporation owned by himself and his sons, Eric, Einer and Lee. Twenty percent is owned by another corporation which Mr. Docken declined to name. He said the other corporation already owns trailer courts with 700 units. He said there are professional engineers designing the property, but he did not give the name and address or qualifications of these persons, but indicated he would send a letter furnishing this information.

He declined to give the source or nature of financing for the project.

The lots in the larger area will exit onto Paul Smith Road, only one exit; and the second area will exit onto Kunze Road, only one exit.

The entire park will be fenced with 6' fencing, with a fence between the adult section and the family section.

He stated that the family units section will be developed first.

Almost no parking in the 30' wide streets is planned. Tenants will be expected to park on their own spaces.

Minimum size or standards for trailers has not been decided.

The \$130,000. community building will be the final phase of development.

This concluded Mr. Docken's presentation.

Mr. Smith announced he would be on leave of absence for six weeks, during which time he will go to Turkey as an agricultural advisor.

Mr. Smith distributed copies of the "Proposed Morrow County Subdivision Ordinance" dated August 28, 1972; copies of the Oregon State Law concerning subdivisions, and forms developed for use with the Zoning Ordinance. Planning Commission members, advisory members, and representatives of city planning commissions are asked to study the proposed subdivision ordinance and give their recommendations concerning it.

Judge Jones suggested that a regular meeting might be set for Planning Commission meetings so that the members, public, and those having requests to put before the Commission could plan accordingly.

Mrs. Graves asked that the opinion of the Boardman Planning Commission concerning the Docken project be obtained.

Mr. Docken stated that he is a member of the Boardman Planning Commission and didn't think it necessary to consult them.

Mr. Doherty stated that six miles out from city limits is under jurisdiction of city subdivision ordinance if there is no county subdivision ordinance. The question was raised whether Boardman has a subdivision ordinance.

A public hearing concerning Mr. Docken's request was set for 8 P.M., September 11, at the Courthouse, Heppner, legal notice to be published in the Heppner Gazette.

Following the hearing, a regular meeting of the Planning Commission will be held.

Copies of the recently enacted Zoning Ordinance were given to Art Allen, Mrs. Graves, and Mr. Black, who is to put his copy on file at the Boardman City Hall.

Mrs. Green adjourned the meeting at approximately 10 P.M.

Respectfully submitted,



George D. Smith
Planning Director

GDS:lma

Note: Mr. Docken was given forms to request change of zoning from farm to commercial, conditional use application for trailer park in commercial zone, and application for variance due to lot size. Mr. Smith assisted Mr. Docken in completing the forms, and accepted the applications on behalf of the Planning Commission after the adjournment of the meeting the evening of August 28, 1972. Copy of a preliminary map of the project has been furnished the Planning Office.

Notes (questions) Judge Jones would like to have answered - from the
Aug. 28 meeting.

Does this have the approval of the Boardman City Planning Commission?

Are you prepared to give a cost estimate?

Approximate completion date of first phase?

Percent now completed?

Approximate expenditure to date?

Information re planning engineers?

You mentioned Boeing projections. Have you discussed your long range planning
with them?

\$3200 per lot 60x80 - Total \$700,000.

When will actual construction begin on the physical facilities?

Minimum home? None at present.

Turkish trip?

Re subdivision ordinance? Mark Westling?

Recommended a complete Ordinance rather than inadequate that would have to be changed!

Another project that will require a series of meetings by Planning Committee?

MINUTES OF THE MEETING AND PUBLIC HEARING OF THE
MORROW COUNTY PLANNING COMMISSION

COURTHOUSE, HEPPER, OREGON

Sept. 11, 1972 - 8:00 P.M.

PRESENT:

Planning Commission Members:

Dorris L. Graves, Chairman
Arthur Allen, Vice-chairman
Alma Green, Secretary
Roy W. Lindstrom
Virginia Grieb
Max Hellberg
Ernest Jorgenson
Ed Dick

Others:

Judge Paul Jones
Herman Winters, Morrow County District Attorney
Lois Allyn, Planning Office Secretary
Harold Sherer, Morrow County Roadmaster
Elen Ward, Oregon State Game Commission, Heppner
Dale W. Boner, S.C.S., Heppner
Harold Kerr, County Extension Agent, Heppner
Mabel Allen, Boardman City Planning Commission
Joyce Bergstrom, Morrow County Assessor
I. M. & Emma E. Docken, Boardman, who requested
public hearing
Donalds & Fred J. Read, Condon, owners of land
adjoining Docken's
Everett Struckmaier, Boardman, representing Roy
Phillippi, owner of land adjoining Docken's

The meeting was called to order approximately 7:50 P.M.

Mrs. Dorris L. Graves was nominated by Lindstrom to be chairman, seconded by Grieb, unanimously carried.

Mrs. Green was nominated for vice-chairman, but declined as she is secretary. Art Allen was nominated for vice-chairman and unanimously elected.

Quarterly meetings, with extra meetings as needed, to be held the first Monday of the month, were proposed by the chairman. After a brief discussion, this was approved unanimously. The next regular meeting will be December 4, 1972.

(Notes in parenthesis are added to explain what took place. A map showing the 4 sections in the vicinity of Docken's property, prepared by the Planning Office; a preliminary plat map furnished by Docken; letters from the City of Boardman, Roy Phillippi and Anita Miller; a note furnished by Docken given the name of his engineer and owner of the land under discussion, a statement by Mrs. Bergstrom, and a tape recording of the proceedings are filed with and made a part of these minutes).

The chairman, Mrs. Graves, opened the hearing at 8:00 P.M. Mrs. Alma Green, Planning Commission Secretary, read the letters from the City of Boardman, Roy Phillippi and Anita Miller, and applications from Docken for a change in zoning, conditional use permit, and variance.

(The following is transcribed from tape recording of the proceedings. Dashes indicate an indistinct area in the recording).

Mrs. Graves: This will be the hearing of Mr. Docken's request for some change for a mobile home park at Boardman, and Lois will now give a description of these maps of where the location is.

Lois Allyn: The orange line is U.S. Fish & Wildlife area, yellow line is present Boardman city limits, blue line is Docken property, landowners names typed on map which are underlined in red are adjoining land owners.

Mrs. Graves: Well, you have heard these letters in opposition (letters from Phillippi and Miller).

Docken: I don't believe its my position to give rebuttal, do you Mr. Winters.

Mrs. Graves: Well, there are some here who haven't heard him state his case, and the things that he has planned to do. Now, do we want more than what we have? There are several of them here who weren't here when he presented it before was the reason I was asking.

Docken: Well I can state that we have eighty acres that you are familiar with the location, and the east forty I don't think has ever been farmed. If we can put it to good use in mobile estates I think it would be to the benefit of the entire community. Our plans are to put 235 units in there of large trailers. Part of the trailer park will be for family use and the rest of it will be for adults, with no pets. We plan to have a recreational center complete with all the facilities like swimming pools, therapy and reading rooms and so on. We feel that, well the climate, locality and the need for housing is adequate for us to put something like this together. I don't know what else to say about our reason for putting that in there. I would like to answer any questions you have.

Graves: I have some questions here. The question was put up "will the sewage lagoon be fenced?"

Docken: Oh, you bet it will. This lagoon, we're governed there by DEQ (Department of Environmental Quality) and their regulations.

Graves: What will happen to the natural flow of water in the winter when it isn't being used for irrigation?

Docken: Well, the lake system that we plan to put up, we have two lakes already and plan to put in three more, it'll be a closed circuit.

Graves: It will have nothing to do with irrigation?

Docken: Will have nothing to do with irrigation, not a bit.

Graves: There would be a natural drainage for that or is that going to be revolved?

Docken: Well the drainage presently and has been for years overflows into the ditch and goes towards the river, out of the lake system.

Graves: Goes into the overflow of the rest of the project?

Docken: That's right and this will be cut quite a bit because if we'd use it, we'd use it when you talk about irrigation for sprinkling lawns and things like this, fine, but not as irrigation for anything else.

Graves: Considering the high water table in the area, is a drain field of any kind planned?

Docken: No.

Graves: Is there any possibility of your sewage lagoon contaminating the surface water in the area?

Docken: We feel not. This again will be determined by the engineers, DEQ and our own, and they have satisfied themselves, except we don't have the final word from DEQ yet. We have to go through that phase yet for their approval.

Graves: You don't have their approval yet then?

Docken: No.

Graves: You are starting with us first?

Docken: Right.

Graves: Has the Boardman Fire Control District approved your 30 foot right-of-ways and the size of the trailer lots from a standpoint of fire safety and being able to maneuver fire trucks, have you contacted them?

Docken: No, we haven't done that. The state regulations involved in putting up a trailer park, they have a 15, 10 and 5. That means the state requires that you are 15 feet from another coach, 10 feet from a building or 5 feet from a boundary. Now this applies which doesn't show up in any of the subdivision ordinances that you have here in Morrow County or the City of Boardman, but it does apply for the state, and this we can comply with.

Graves: Have all your financial backers of this project made an on-site inspection including discussion of shopping facilities, medical facilities, fire protection and police protection. You have had that?

Docken: You bet.

Graves: Now on this setback. "No structure shall be located closer than 80 feet to a street centerline", can you comply with that?

Docken: No, it doesn't apply, I caught it before I can down here. I called the attorney for the mobile home association of the state of Oregon and he said that a mobile estate is handled differently by every community, and there are no subdivision laws in any county or city that apply to a mobile park. A mobile park is strictly there at the pleasure of the people. If they want it, they will allow it to be built, if they don't want it, they don't want it, and this is the case with mobile estates all over.

Graves: Well, this was a question from Mr. Smith who has gone to Turkey. His line of reasoning is that since the trailers will be facing inward, that 10 feet to a side or rear property line would apply, however, the Planning Commission may want to consider whether or not this would be correct. Now, do you have some of those or do we have any of those rules on putting in mobile home parks; we don't have anything on that.

Mr. Winter: If Mr. Docken doesn't plan on selling lots, I don't think subdivision rules would apply anyway. Subdivision rules would only apply when you break up a 5 acre tract in one or more lots.

Docken: This is exactly what Watts & Robertson Attorneys said to me. They said it doesn't apply.

Mrs. Graves: Well, these are just questions that we wanted to ask and have answered for here. On your off-street parking, since 30 foot streets are too narrow to allow parking on both sides of the street and also have two-way traffic, and two way traffic is required by the fact that dead-end streets are planned, would the Planning Commission need to require that definite provisions be made for one or two off-street parking stalls be provided for each trailer lot. Now, what have you done about that,

Docken: Well, on each lot the coach will have a patio on one side and a garage on the other. These coaches are 65 feet long, and we plan to put in a 12 foot driveway from the street to the end of that, so you have adequate parking on each lot. Now, if there isn't, there is parking at the club house area; this is available.

Graves: You do have that available. Now I was thinking too about a lot of your retired people have boats and campers that they travel in too.

Docken: I tried to show you that the other night. We have what we call a corral for that, a separate location in the park. I think I can probably show you. (He identified on the plat map an area around the sewage lagoon).

Graves: We are more or less going over what was done at our last meeting, but there were several of our members who weren't here then.

Docken: You're talking about this area in here - actually this has been taken out of here - this area here is for boats and trailers and travel trailers and so on.

Graves: Now where was your club house going to be there.

Docken: The club house is going to be right here.

Graves: And you have allowed for adequate parking around that?

Docken: Yes, the parking goes around here like this.

From audience: Is that the east forty or the whole piece?

Graves: This is just the east forty.

Docken: That's right.

Graves: Now we have another question here. Does this plan of yours have the approval of the Boardman City Planning Commission?

Docken: Presently not, but they will. I come under their jurisdiction anyway don't I on account of the subdivision rule.

Graves: Yes.

Docken: Not really, because this isn't subdivided.

Winter: No, its not subdivided.

Graves: That's what I was wondering. If he doesn't sell it.

Winter: Once the county has a subdivision ordinance, then the county has exclusive jurisdiction outside the city. If the county didn't have it, then the city has jurisdiction, I think, as I recall six miles beyond their boundaries.

Docken: Right.

winter: But if you're not a subdivision, then Boardman's zoning wouldn't apply.

Graves: And it isn't a subdivision as long as it isn't sold.

Winter: Right.

Graves: are you prepared to give us a cost estimate on this of any type?

Docken: Well, these lots we feel will go to \$3200, cost \$700,000 total when the park is complete. It will be in excess of \$700,000. \$3200 a lot is what's allocated.

Graves: Have you any idea on when that first phase would be completed, now that would be the one over here. (62 family lots)

Docken: Hopefully, if we can get started this fall, it will take, will be spring before that's opened. There's just no way around that anymore. As things have gone along, for example water rights took three months and a lot of trips and everything has gone back about 90 days.

Graves: Well, what have you done on it so far?

Docken: We've staked this entire forty, in 100 foot increments, shot it all for elevations, have topography of the entire forty so that the engineers can lay out the sewer system, which we have to present to the DEW people, they have to know the elevations, we have to know this too so that we are able to place the lagoon. They've worked out a system on sewage without a pumping station on that forty which is ready right now. There has been a lot of work done on this thing.

From audience: What type of sewage system are you going to put in there?

Docken: A lagoon. We are copying it after the - if we can get by the DEW people - it will be a lagoon identical to Boardman city. We'll put aeration besides which is even a little bit better than, but they have a good pool as far as their effluent is concerned. They're as good or better than many like Pendleton.

From audience: where will this pool be located?

Docken: This is it here. (on plat map) The reason it is located here we have been notified by the Planning Commission of Boardman that a road eventually is going to come through here, forty feet of this north border, and this is the cul-de-sac area (indicated where the sewage lagoon is on plat map) when that comes about five, ten, fifteen years

from now, this is all prepared for because when that happens, the sewer system is complete so that it can be hooked into the city because by that time they will be out there. They will take this corner and forty feet of the north border, so we are expecting that ahead of time. No point having a hassle when you know what's going to happen.

Graves: Now your expenditures to date would be for this land survey and so on and that will be included in your total cost.

Docken: Yes.

Graves: Can you give us any information on your planning engineers who are going to do the work for you?

Docken: I have a note (this gives name and address of engineer).

Graves: You mentioned the Boeing projection that comes down beside you. Have you talked with them any on your planning?

Docken: We've discussed it with some of their engineers. They have a timetable in '73 and '74 where they plan to put a well located about here and they plan to put a sewer system - this corner three quarters of a mile towards the highway (Columbia Highway) and that's a year and a half from now and one of the things that would have been nice if they had their timetable a little bit quicker - we could have taken the cost of this lagoon and used it for sewer.

Graves: Now we have one letter here that I believe the City of Boardman says it would not be feasible for them to do anything with the sewage. But you say that Boeing is planning on doing this.

Docken: Well, Boeing is the general contractor for the City of Boardman under HUD. Although their timetable, although I'm quite aware - I don't have any idea what their timetable is -- Mabel (Allen) do you have any idea what their first endeavor is?

Mabel: I believe its '73 would be about the first -----

Graves: Now we have a letter here from the County Court in regard to the roads. I think that will be all for now Mr. Docken.

Mrs. Grieb: I want to know how long you have had this property.

Docken: A year.

Mrs. Grieb: You purchased it a year ago. When you purchased it, did you have this in mind?

Docken: Yes, definitely.

Mrs. Grieb: What have you done? I went by there. You haven't done any farming on it then, its just layed idle.

Docken: That east forty, yes, because we just can't farm it. The reason we chose that was because it had a water level and had trees. As you saw, there are a lot of trees, and those are very valuable up there.

Mrs. Grieb: Another question I have. What if Boardman doesn't expand, the population doesn't grow.

Docken: You know I feel this way about Boardman and Morrow County. That even if it didn't or Boeing wasn't there, for example, we still intended to do this, because we have traveled a lot, and we've found areas of the country in Texas, New Mexico and California and we've seen beautiful estates, fifty, sixty and seventy miles from any shopping center or anything. People, if they are given the opportunity, in a good court, I believe they'll live there. I'm just confident they will.

Mrs. Grieb: Have you had a background in this?

Docken: No. We've studied this. We've had this plan for over $\frac{1}{2}$ years. Primarily, its my sons and I. We've done a lot of work, a lot of research.

Graves: Are there any more questions?

Art Allen: How many entrances and exits were you going to have on county roads?

Docken: Two, one on Kunze Road and one on Paul Smith Road.

Allen: Why can't people drive in and out anywhere and everywhere?

Docken: Oh no. The reason you have a park, Art, is you have one entrance here, it takes you in and out of the park, and you have another entrance here that takes you in and out of the family unit. Now you see police protection and so on, if you're in a community where it is available, this is wonderful, but actually, a park properly run, needs no police protection or very little. People do it themselves. They are always there, they are very seldom ever gone, there are a few of them who do, but you make it easy for them to do this. That's the reason you have one entrance. Nobody comes in and out - the vandalism and things like that - if you'll check out the mobile estates that are properly built, is very, very little. Because the entire fence here is six foot storm fence with two barb wires above, eight foot storm fence with 3 barbs, now that is a deterrent, it isn't going to shut them out completely, but it will sure stop a guy for awhile.

Allen: Are you going to put some trees around the outside.

Docken: Trees, yes. We'll transplant and move and take advantage of all the trees that are there. We'll not take any down if possible. We'll have to take some because of the roads and so on, but we'll be planting trees.

Allen: Utilities, are they going to be partly above ground?

Docken: All underground. I've met with Mr. Dorran (of Umatilla Electric Coop) ----- has put his bid in on the entire project. We'll bring the electricity right up to the meter, and they do the work all underground, and so everything will be underground.

Man (Kerr?): I have a question, its been answered but I didn't fully understand it. Would you ask Mr. Docken, Mrs. Graves, about whether or not he intends to comply with setback requirements.

Mrs. Graves: He said that wasn't in their plans, right?

Docken: On that one particular case.

Winters: You have 80 foot from the center of the street to the first building in a commercial zone. This is a commercial zone isn't it. The reason I raise the question is on your Supplementary Provisions, page 16, Section 5.030, maintenance of minimum ordinance requirements, that read in conjunction with the other, I don't think the

Commission would have authority to grant a variance of less than the off-street requirements, particularly due to the fact that you have objections from adjacent property owners. One of the reasons this is required is to insure that if new projects are built out there and the roads ever have to be widened and the public has to condemn which has been mentioned, has to condemn additional street space.

Docken: Winters, you see this line here, this is state law that you have to be ten feet back from your border or boundary, that doesn't look like ten feet here but it is, so before you can even begin your lots, this is actually a greenway if you care to use it as such, planting trees and lawn. So wherever your boundary is, you are required by state law to have that ten foot setback. Does that answer your question.

Winter: Now what I'm suggesting here, the county zoning ordinance controls over state law as far as frontal boundaries of the streets. I don't think it would interfere with your project at all, it just means that you have to plan for grass on that side. In your zoning ordinance it says 80 feet in a commercial zone, 80 feet from the center of a street, and probably those streets are fifty or sixty foot right-of-ways anyway, so you've got 30 feet used up in the right of way already, which means you would have to allow fifty feet from the property line to the first trailer. That fifty feet can be used up in lawns, fences, trees, grass. I misunderstood the question. I thought Mr. Docken said he didn't plan to comply with the setback requirements.

Lois: If you'll excuse me a moment, I believe those right-of-ways are all forty feet in that area.

Docken: They are narrow streets. I should know that too but I didn't run a tape on it, but they are pretty narrow, Paul Smith Road and Kinze Road too. They are 40 feet?

Allen (?): I'd like to ask a question, maybe its relevant. Is a trailer house governed by setbacks?

Winters: This is much deeper than that. The property is governed by setbacks, irregardless of what use its put to. In making it into mobile homes, then the state has established requirements there, but if you have a system or series of mobile home lots set on a property line, I think that your ordinance setback provisions do apply ----- and I don't think they would interfere with you -----

Docken: We could do a lot of things with that.

Mrs. Graves: Just so you know about it beforehand.

Docken: Oh yes, we'll walk out of here ----- that's the reason I'm here.

Woman: I'd like to ask a question. I didn't understand what its to be used for, all permanent and not travelers.

Docken: Hopefully, this is what you try for, not any turnover, not like an apartment house.

Woman: You aren't going to take travel trailers?

Docken: Not in this park, no.

Graves: Any more questions at this time. If not, we have a letter here from the County Court in regard to some of the roads. Doc (Sherer) or Paul (Jones) do you want to say

something about that.

Jones: I don't see any problem with the road. Oh, this has to do with a request by Mr. Docket for the County Court to give him the regulations established for the approach roads to a county road and what this is is just simply a copy of the state law concerning the access roads on county roads. It applies as much to a logging road as this.

Graves: Now you gave him a copy of this did you?

Jones: Yes.

Graves: Ok, fine.

Jones: It has only to do with the construction of approaches and so forth. Its a standard regulation for all roads.

Graves: Well, this will be included with the rest of them.

Jones: All of the roads within the park will be maintained and built by Docket.

Graves: Yes, the county would not build any of your roads within the park, that would be a private park, you would build them and maintain them. Yes, and you would post a five mile or ten mile speed limit whatever was appropriate. And they would set that up themselves, whatever speed limit they wished. Now is there anyone else who wishes to express dissatisfaction with this park or approval, ok, will you please come up here.

I'm Everett Struckmeier: I run the ranch at Boardman for Roy Phillippi and he asked me to come and represent him here tonight. His contention in protesting this is that this is mainly cattle country and Roy's getting to be an old man and he's afraid that there's going to be nuisances from this that's going to bother our ranch. We are about a quarter of a mile west of where the park will be. We run approximately 500 cows there, and you know at weaning time there is an awful hubbub and I know that older people especially, this bothers them and there's going to be complaints from them when those cows bawl for about three or four days. And then his contention also is that pets scattered around, I mean dogs travelling, but mainly what Roy is concerned with is that if you allow a variance here for this, then there is going to be a variance for other things in the same neighborhood and this is what he's protesting more than anything else. That this is cow country and mainly agricultural land, that he thinks it should be left zoned as it is and that he thinks if there is to be a trailer park it should be closer to town than what it is and not out in the middle of the farming country. This is mainly what he is complaining about. Then when you realize he is up in years too and take it all into consideration, but I told him I would come and represent him and make a protest so that's why I'm here.

Mrs. Graves: Thank you. Is there any other? Give your name.

Mabel Allen: I came tonight because I'm on the Boardman City Planning Commission and was asked to come and represent them. And I shouldn't say this, but if Roy Phillippi was going to be hung with a silk rope, he'd object. But anyway, I think that everybody should get behind this. You talk about being outside the city limits. Right now it is, but if someone would come down to the planning commission and city council meetings, that they are having with Boeing, they will find out that its not very far out of town, and its better to have it out where it is now than it is to put it closer to town and then have it right in the middle of the city when it gets developed.

Kerr (?): Mabel, another question, what about mobile homes in the town. Aren't they

quite a nuisance and have been a problem to the planning commission through the years.

Mabel: When we were building this little city that we have now, there were a lot of widows and people that needed mobile homes to live in so we designated a certain spot in the city right in the middle of the place and as far as I'm concerned, there is no place there for them, and if I had my way to do over again, they would be moved outside the city limits and they would not be where they are now.

Graves: Thank you, Mabel Allen, from Boardman on the City Planning Committee. Is there any other people who wish to speak at this time on anything concerning this?

Man: Where is the city limits, its just a quarter of a mile isn't it?

Lois: Yes.

Man: I have a question about that. Is that the proposed city limits or the city limits?

Lois: That yellow line that I have on that map is the existing city limits. McKenzie's trailer court is in there.

Man: McKenzie trailer court -----

Lois: In the very corner of that city limits right now is the McKenzie trailer court. There is already a trailer court that close to them, to his proposed development, at the present time.

Man: How far away from your property, Mr. Docken, is this other lady that wrote?

Docken: Pardon?

Man: How far away from your property is Mrs. Miller's property? Is she an adjoining property owner?

Docken: I don't exactly know.

Lois: Yes.

Man: What is her name?

Lois: Anita Miller.

Docken: She's straight across the road from us.

Man: And that lane that goes through, let's see, it goes through east and west, her property is directly west of his, of that lane. Oh, I see. She's within 500 feet then?

Lois: (pointing to map) This is the Anita Miller property, and this is the Roy Phillippi property here.

Man: It takes in the whole square from the road to the back of the map to the irrigation canal?

Lois: His property goes all the way from here, to here, to the canal, it may go on here, I don't know, but anyway at least to this line and to here.

Woman: Would you show us the Fred Reed property.

Lois: Yes, just a second. Fred Reed property is here. It corners this way.

Woman: It would be south?

Mrs. Graves: Northwest wouldn't it?

Lois: It would be northwest of Docken's property.

Man: Whose is that there, the Miller property?

Lois: Yes, its directly west.

Man: Whose are the two forties north of Docken.

Lois: One of the forties north of them belongs to Homer Hughes, Carl and Bill Marquardt, its a partnership, and the other 20 acres directly north belongs to Potts and the other 20 acres is made up of four ownerships, A. M. Donovan, excuse me, M. Donovan, Wyss, Shoemaker and Crowder.

----- if there's no objection

Winter: My questions was ----- did the Planning Commission send notice to property owners within 500 feet?

Lois: Yes.

Winter: And you've received no objection except Mrs. Miller.

Mrs. Graves: And Phillippi.

Lois: All of the persons that you see here underlined in red who are adjacent property owners received a notice by mail of the hearing tonight.

Man: As I understood the area, Phillippi's property is about a quarter of a mile. That must be about 1300 feet.

Man: No, it corners.

Lois: It corners - Phillippi's property corners on Docken's property, on this corner right here, but it doesn't join it other than that, but it is within 500 feet.

Art Allen (?): Could I intrude a moment. Mr. Docken is asking that his 80 acres be classified as commercial, but he's going to develop only the eastern portion which would be a quarter of a mile away from the land that we are talking about.

Mrs. Grieb (?): Then he is developing this section.

Mrs. Graves: Yes, the east section.

Man: The long range plan is to develop both forties.

Docken: That's right ----- the City of Boardman Planning Commission, five ten fifteen years, we don't know.

Mrs. Graves: Now, may I ask a question of Mr. Struckmeier; where is the buildings and corrals of Mr. Phillippi's?

Struckmeier: They are down one quarter right there. (Pointing to map)

Man: That puts them half a mile from the development.

Graves: That's the corrals where you would wean.

Struckmeier: When we wean, the cows go around where they come into the corral so they would go up to that point and the prevailing winds are from the west.

Graves: You are not contemplating a feedlot though?

Struckmeier: No, we don't.

Woman: Where is this land that he talked of that Boeing is going to do something with?

Docken: It would be east.

Mrs. Graves: It would be east, this way, pull that other one (map) back. North? Alright Mr. Docken.

Docken: The entire City of Boardman -----

Woman: It would be properties owned by who, do you know? Do you know who the land owners are? -----

Docken: Louis Kinkade is one of them, there are several owners in the entire area.

Man: That's within the existing city limits though? -----

Lois: Is it in the existing city limits? -----

Mrs. Graves: Just outside of it to the west there. -----

Lois: This is Kinkade property here, 79 acres, that's this area. --- This is Harold Baker, and this is Freeman estate c/o Hazel Zimmerman, the ownership that we have on record, and this is Roach and Gerking, that's the owners we have of record. That's this 78 acres here.

Docken: Louis Kinkade has this property -- that lot east forty. -----

Mabel, the development that Roy (Lindstrom) is talking about is up in the 25-1 area.

Docken: Yes.

Kerr (?): I think it appropriate to mention that when we set up the zoning ordinance, in partial answer to Everett's question, we did attempt to identify areas that would become urban centers as we saw growth, but we said the main use of the county and the purpose of the land and main use of the land at the present time is agriculture and zoned it all agriculture, and that everyone admits that this very thing would happen, that people would come and want to make changes from agriculture to some other use, and so this is the first example of what will probably be many such hearings.

Mrs. Graves: And I think part of our reasoning was too that if we had it zoned farm and not something else to start with, why then they would have to comply with all these things when they asked for the zone change and we would have some control over it. Otherwise it might be just a hodge-podge.

Kerr: That's right.

Struckmeier: We don't expect to stop this at all. The only reason we are doing this is because we are a cow ranch and we don't want later to have people to come to us and say

you're cows are making too much noise, we're just registering this so that its on record that we are protesting, and because of this we don't want those people coming down and telling us that you've got to shut those cows up. That's an impossibility. So we're just thinking a little bit ahead and don't expect to stop the zoning change but we want this registered and the reason that Anita Miller registered a complaint also, because we talked about it together.

Mrs. Graves: Ok, thank you.

Winter: Madam chairlady. Now what we're considering tonight is an application for a change of zoning, an application for a conditional use permit, and a variance from the zoning. Now, this whole area in blue is part of this application.

Mrs. Graves & Lois: Yes, that's right.

Mrs. Graves: Now that is correct, Mr. Docken, you wanted --

Mr. Winter: Has it been determined that this applications were in proper order and properly filed with us for consideration and completeness.

Lois: Yes, they were properly filed and complete inasmuch as we can tell.

Dick: What's the provision in here in the application from the Oregon State Health Division. It appears in order prior to the approval of the Planning Commission. On the application this is the order it appears; I'm real green and I don't -----

Woman: You're not the only one.

Dick: Herman Winters, would you consider this a subdivision.

Winters: No.

Dick: This is an application for a change of zoning and there is a section here -

Winter: Let me see it.

Lois: Mr. Winter, I would think that the Planning Commission could approve it, if that is what they wish to do, the application with the provision that that would be taken care of later, since Mr. Docken elected to ask for the zoning change first.

Man: You can't proceed until he has ok from the state.

Dick: Well, this is what I assumed, that the order in which it appears in the application made me raise that question, which came first. -----

Mrs. Graves: Now, do you have to have our ok before you can get it from the state?

Docken: Yes.

Mrs. Graves: You would have to have ours first before you could get it from the state?

Docken: Yes, this is true. ----

Lois: Actually, these forms were given out with the idea that they would be subject to review and change in format if it was found to be necessary. (Referring to the blank sets of forms given out at last Planning Commission meeting).

Docken: ---- we applied first -----

Lois: This is what Mr. Dick is talking about, the sanitation permit.

Mrs. Graves: But that would be from the Oregon State Health Division. He is going to have to comply with that anyway. -----

I'm Joyce Bergstrom, Morrow County Assessor (end of tape recording; see attached statement)

(from secretary's notes)

Mr. Winter recommended change of zoning to Commercial for trailer park only.

Motion was made by Art Allen to grant the application of I. M. Docken for change in zone from Farm to Commercial on the condition that it be used for a mobile home park, and that it otherwise would conform to state standards. This applies to the following described property: T 4 N, R 25 E, Sec. 17, S $\frac{1}{2}$ of SW $\frac{1}{4}$, consisting of 75.47 acres. Seconded by Roy W. Lindstrom, carried. Mrs. Grieb abstained from voting.

Mr. Winters and Mrs. Graves determined that the variance application was not applicable and it was withdrawn at Docken's request.

There was a short discussion concerning the proposed sub-division ordinance, including the opinion by Mr. Winter that hearings are required. Two hearings are planned, one in the north end of the county and one in the south end.

A special meeting to consider the proposed sub-division ordinance was called by the Chairman with the concurrence of those present for the first Monday in November, November 6, 1972, when Mr. Smith will have returned to the office.

Harold Kerr: Raised question of whether building permits will be required.

Mr. Winter offered to research Planning Commission authority to require such permits.

There was discussion of how people might be informed that permits were necessary. Judge Jones said he had noticed when traveling signs at the county lines saying building permits were required.

Lois suggested that they be referred to as permits to build, or by some other term so people wouldn't confuse them with the building permits which are issued with the construction having to meet building codes. Alma suggested they might be called construction permits.

Mr. Dick raised question of whether Lake Penland (recreation development) is recorded.

Mrs. Bergstrom said none of it is recorded.

Dick: There is no authority from State Realty Board to sell lots. A brief discussion followed, but no one seemed to know why the plat of this development had not been recorded.

The meeting was adjourned by Mrs. Graves at approximately 10:30 p.m.

Respectfully submitted,

Lois Allen

Lois Allen, Planning Office Secretary

MINUTES OF THE PUBLIC HEARING OF THE
MORROW COUNTY PLANNING COMMISSION

Courthouse, Heppner, Oregon

Nov. 6, 1972 - 8:00 PM

Commission members present:
Mrs. Dorris Graves, Chairman
Mrs. Alma Green, Secretary
Fritz Cutsforth
Mrs. Virginia Grieb
Ed Dick
Roy W. Lindstrom
Max Hellberg (arrived 8:25)

Others present:
George D. Smith, County Planning Director
Lois M. Allyn, Planning Office Secretary
Joyce Bergstrom, County Assessor
Herman Winter, District Attorney
Judge Paul Jones
Jack Wright, State Sanitarian, Pendleton
Harold Kerr, County Extension Agent
Dale Boner, Soil Conservation Service
Mr. & Mrs. Wendell Witherite
Mrs. Tommy Ashbeck
Mr. & Mrs. Glen Campbell
Dennis Doherty, Asst. DA
Denver Grigsby, Boeing representative

Mrs. Graves opened the hearing at 8:10 P.M.

Minutes of the previous hearing and meeting were passed out to Commission members and advisory committee members, but were not read.

Mr. Smith showed the location of the proposed Boeing feedlot on a map of the county. It will include most of the 320 acres in the east half of Section 24 in T 3 N, R 23 E, plus a small portion of Sections 13 and 19.

Mr. Denver Grigsby of Boeing explained that the feedlot would be approximately 11 miles downwind and 7 miles on upwind side from any populated area. They plan on 20,000 head on feed now and plan for 100,000 head with a slaughter facility in five years. There will be a feed mixing plant and feed storage. No one will live on the site. (The 320 acres of the present conditional use application is for the present development for 20,000 head.)

Cutsforth: Will future expansion join this? Grigsby: Yes, it will be in the same area.

Mrs. Graves: we want to discuss this informally and consider the other application before making a decision.

Campbell: Our application is south of Highway 207, the feed lot is 1/2 mile from Highway 207 and 132 feet from county road on east side of property. The outside is a half circle, feedlot is pie-shaped, and will be located east and south of present ranch buildings. We plan on a maximum of 3,500 head, mostly feeding crops grown on our ranch, using Harvest-store feed system. Will use manure disposal system, and OSU extension service is advising.

Mrs. Ashbeck: will this be like C & B? Campbell: No, but it may have some odor. We will start construction Nov. 15. Feed processed now through April is sold. Plan on feeding weaners, feeder cattle rather than finishing. Gantenbein and Rash in Boardman are using Harvest-store system for dairy animals.

Jack Wright: DLQ would have to ok.

Campbell: Operation may be year round. Manure will be in pits, all automatic, one man will do work. There will be no dust problem. Plan to have 1800 head at first. Manure will drain away from road. Manure will have to be taken out to pits. Pits will be covered. Will have a sprinkler system to keep dust down in summer.

Kerr: Maybe we should ask Denver about how they will handle manure.

Grigsby: We will put onto ground, spread as fertilizer.

Campbell: We will not finish animals. We will raise them to 700 lbs., then they will go into "hot" feedlot for 90 days to finish - 3 months in "warm up" lot. Feedlot will presently take less than 80 acres. Will be 167 feet from center of feedlot to outside. Pits are like septic tanks.

Kerr: This will be built to D&S specifications?

Campbell: Yes, will have to be. Hellberg: Will you use only your own feed?

Campbell: No, I don't want to give impression we will use only our own feed. We won't own all the cattle, may feed neighbors cattle sometimes.

Grigsby: We will not own any cattle.

Wright: DEQ adopted set of rules to apply to feedlots. They are concentrating on new feedlots now, will go after older feedlots later.

Campbell: There will be no fly problem. Will pasture pit areas and irrigate over them.

Jones: Building permits are for protection of individual. Fee will be recommended by Planning Commission and set by Court.

Winter: (Concerning Hellberg's question) Each application is on its own merits, a decision does not set a precedent.

Mrs. Graves: Now, Mr. Campbell, how far will the highway be from the feedlot?

Campbell: 1/2 mile from state road and 132 feet from county road.

Graves: Now, are we ready to vote? Let's take the Boeing permit first. Ed Dick moved, seconded by Grieb, that Boeing application for a commercial feedlot be accepted. Passed unanimously.

Graves: Concerning the Campbell application, are we ready for the question?

Winter: Suggest condition of 3,500 head and compliance with DEQ rules and regulations.

question: Shall we accept the Campbell application for a commercial feedlot for 3,500 head of cattle capacity, to meet Department of Environmental Quality rules and regulations?

Lindstrom moved, seconded by Cutsforth, passed unanimously, that the Campbell application be approved with the above conditions.

Campbell: I might add, there will be a 300 foot windbreak on the west side of the feedlot.

Lois: The application from Kenneth Lamb of Irrigon for a change of zoning from Farm to Farm Residential was withdrawn because the Health Department refused to issue a permit for a domestic water well that close to the Irrigon cemetery.

Graves: We will now have the public hearing concerning the change in zoning text concerning sanitary landfills as a conditional use in farm or industrial zones.

Jones: We are updating solid waste plans. We expect \$20,000 in funds from the State.

Dick: Is this necessary now?

Winter: I would recommend it.

Graves: Are we ready to make a motion to include solid waste or sanitary landfills as a conditional use in Farm and Industrial zones?

Jones: This would not be operated by the county. It might be a franchise or a commercial operation. Suggest that solid waste sites also be included in Commercial zones.

Hellberg made the motion to amend the zoning text to include sanitary landfills or solid waste disposal sites as a conditional use in Farm, Commercial or Industrial zones, motion seconded by Cutsforth, passed unanimously.

Graves: Concerning public hearing to amend zoning ordinance text to change wording on page 18, section 7.020 from "county court" to "county planning commission."

Winter read the paragraph in question. Jones said the court had checked with CH2M who prepared the zoning ordinance originally, and they recommended the change.

Cutsforth moved that the change in wording from county court to county planning commission be adopted and it was passed unanimously.

Jack Wright: I would recommend that anything with private water or sewer or multiple family units be run through Sanitarian's office first. It might mean holding up permits for ten days or so but would be best way in the long run.

There was general discussion of who was to sign building permits. The planning Commission generally approved of issuing building permits, but did not feel they should be involved in issuing them.

Judge Jones said that the Planning Director is authorized to sign them.

The consensus of the group seemed to be that a \$1.00 fee for building permit applications and a \$10.00 fee for other applications, where legal notices are required, would be reasonable. However, a motion was not made to recommend these fees to the County Court.

Mrs. Graves: I hope everyone has read the proposed subdivision ordinance. I think it is too late now to discuss it this evening. We'll take it up at our next meeting December 4. The meeting was adjourned at approximately 10:15 PM.

Respectfully submitted,

Lois M. Allyn

Lois Allyn, Planning Office Secretary

MEMBERS OF THE BOARD OF THE
WALLOWA COUNTY PLANNING COMMISSION
Counthouse, Happier, Oregon
December 28, 1972 - 1:30 PM

Commission Members Present:
Mrs. Dorris Graves, Chairman
Arthur Allen, Vice-Chairman
Alan Green, Secretary
Roy W. Lindstrom
Orville Cutsforth, Jr.
Virginia Grieb (left at 2:50PM)
Ernest Jorgensen

Others Present:
Walker Hayes, (County Commissioner) left at
Homer Hughes, (County Commissioner) 3:40 PM
Paul W. Jones, (County Judge)
H. C. Sherer, County Roadmaster
Mrs. Joyce Bergstrom, County Assessor
Harold Kerr, County Extension Agent
George D. Smith, County Planning Director
Lois W. Allyn, Planning Office Secretary
J. E. Docken, visitor, from Boardman

The meeting was called to order by the chairman, Mrs. Dorris Graves, at 1:30 PM.

The minutes of the previous meeting on Nov. 6 were not read as they had been mailed to all members.

The Commission then took up consideration of the proposed subdivision ordinance dated Aug. 28, 1972.

Most of the more important points in the proposed ordinance were read by Mr. Smith and Mrs. Graves.

The definitions of partitioning or subdividing land were stressed.

There was a question of who would pay for access onto state highways; that is, from the property line to the surfaced roadway.

There was a question regarding street width minimums for annexations; for instance, the Boardman subdivision ordinance calls for wider streets than does the proposed Wallowa County ordinance.

There was a question regarding building setback requirements; whether they should be from the street centerline as the Wallowa County Zoning Ordinance is written, or from the street or highway right-of-way line.

Judge Jones, Mrs. Graves and others felt that 7,000 square feet was too small for lots in a Recreational subdivision. The Judge suggested 1/2 acre or 18 to 20 thousand square feet. Motion was made and carried to change Rural Recreation subdivision minimum lot size to one acre. Mrs. Green abstained from voting.

Mr. Kerr pointed out that a sale of less than 4 lots at one time did not constitute a subdivision, and a person could legally sell three lots per year and eventually have a subdivision without having to comply with subdivision requirements.

It was suggested that there be some limitation on the number of lots that could be sold over a specified number of years.

Concerning Section 30 1/2 of the proposed subdivision ordinance - it was the general consensus that utility wires should be underground so as to eliminate the need for poles.

Concerning Section 401 of the proposed subdivision ordinance -- it was questioned whether a subdivision committee was necessary. It was decided to leave this section in, as it would be easier to arrange a meeting of the chairman and the technical advisors, than arrange for these people to meet with the entire planning commission. It was suggested that the County Surveyor only be called at the request of the chairman and that the "County Sanitarian" be changed to "District Sanitarian" as Morrow County does not have a sanitarian assigned to the county. Although the County Surveyor is an elected official of Morrow County, his office is in Pendleton.

A chart showing fees charged by other eastern Oregon counties was passed out. This information had been prepared by the Planning Office. After discussion, a motion was made by Cutsforth and seconded by Allen that the Morrow County Planning Commission recommend to the County Court that a \$10 fee be charged for applications requiring a hearing before the Planning Commission, and a \$1 fee for building permits be charged. Motion carried.

It was announced by Mr. Smith that a meeting sponsored by the Soil Conservation Service will be held in Bend on Jan. 9 and 10, and suggested that those who could attend this seminar and workshop "Resource Tools for Land Use Planning". Mrs. Graves, Mr. Smith, Judge Jones, Harold Kerr and possibly one or two others plan to attend.

Mrs. Green announced that a small number of copies of the "Draft - Environmental Impact Statement - Willow Creek Dam, Oregon" from the U.S. Corps of Engineers, Walla Walla, had been received. She gave one copy to Art Allen to place at the City Hall at Boardman.

Mr. Smith announced that a new soil survey book and maps are available.

Mrs. Graves set the next meeting of the Commission the first Monday in February (the 5th) at 1:30 P.M. Work will be continued on the proposed subdivision ordinance, and other necessary matters.

The meeting was adjourned at 4:15 P.M.

Respectfully submitted,



Lois M. Allyn, Planning Office Secretary