

Minutes of the meeting of the
MORROW COUNTY PLANNING COMMISSION

Courthouse, Heppner, Ore.

Feb. 4, 1974 - 8:00 P. M.

Commission members present:

Dorris L. Graves, Chairman
Roy W. Lindstrom, Vice-chairman
Alma Green, Secretary
Ed Dick
Harold Bash
Virginia Grieb
Ernest Jorgensen

Others present:

Mr. & Mrs. Leon LeBlanc, Irrigon
Fete Richards " "
Mr. & Mrs. Wm. Schmeder " "
Mayor Chester Wilson " "
Ferry Pummel " "
Glen Ward, Oregon Wildlife Commission, Heppner
Mrs. Jorgensen
George D. Smith, Planning Director
Lois Allya, Planning Office Secretary

Mrs. Graves opened the public hearing on LeBlanc's application for a Variance at 8:00 P.M.

LeBlanc said he had to buy the whole parcel from the West Extension Irrigation District at the time he purchased the property. He said he would not put in a trailer court, and would specify in deeds a minimum of \$10 or \$12,000 if trailers were brought in or residences built. He would like to have one acre lots. Smith explained that he could sell only two - five acre lots and keep 3.37 acres. Mrs. Graves also said that previous variances which had been granted in the Irrigon area were allowed on this basis. Mr. LeBlanc said he wasn't sure how he could do this as an irrigation ditch cuts across the property. He said it hadn't been surveyed yet. Mrs. LeBlanc said most people would want only one acre -- five acres is too much for yard. Mr. LeBlanc said they didn't want to lower the value of their investment.

Mrs. Graves quoted questions which form the basis on which a Variance may be granted.

1. The tract is substantially larger than surrounding tracts. Mr. LeBlanc said he believed it was larger than most of the surrounding ownerships.
2. That it is not presently an economically feasible farm unit. (Note -- this was not brought up, but the Commission had agreed on previous similar applications that such small tracts were not economically feasible units).
3. That granting the variance would not conflict with objectives of the Comprehensive Plan. The Commission said it would not.
4. That denying the application would cause an undue and unnecessary hardship as it would require him to pay taxes on property he cannot utilize. Mr. LeBlanc said that he is retired, and that he has no use for the excess property beyond his homestead, and that paying taxes on the property would be a burden.

Dick: What he really wants is a zone change, to Farm Residential.

Smith: We are continually being faced with this question. I've discussed this with Mayor Wilson and suggested a public meeting at Irrigon of residents there. A rough survey of small tract ownerships in the Irrigon suburbs shows that there are 171 tracts on 1,500 acres (an average of 8.77 acres). A further breakdown reveals

that 93 (55%) of the 171 tracts are 5 acres or less; 37 (21%) are from 5 to 10 acres; 15 (9%) are from 10 to 15 acres; 15 (9%) are from 15 to 25 acres; and 11 (6%) are more than 25 acres in size.

Richards: What area does this cover?

Smith: From the Santilla County line to the Game Commission (US Fish & Wildlife Service) lands on the west. I was surprised at the number of small tracts.

Richards: Would that be voted on?

Graves: No, would be consensus of opinion and approval of County Court.

Dick: We couldn't grant variance for one acre?

Graves: No, would have to be re-zoned to Farm Residential.

Mrs. LeBlanc: Could we get Variance now to keep 3-plus acres and sell two 5-acre tracts and apply for re-zoning later? Graves: Yes. We can't have spot zoning.

Griab: It seems like a meeting in Irrigon would be a good idea.

Graves: Would be up to people whether you wanted to re-zone to Farm Residential, or you could annex to city.

Wilson: As I stated at an earlier meeting, the city would be responsible for extension of sewer and water service. New state laws require cities to do this.

Graves: Does anyone else want to talk on this -- as it stands, LeBlanc's would be able to sell two 5-acre tracts.

Richards asked that a re-zoning meeting be held.

Smith: We recognized this problem at the time the Zoning Ordinance went into effect, but due to the need to get the Ordinance passed, we didn't take time to take care of it at that time.

Richards: What about 10 acre or larger tract requirements? Smith: It is 20 acres minimum in Exclusive Farm Zone now, but the EF zoning has not been used. The matter is being investigated by the District Attorney. We have 5 acres minimum in Farm zone and State has 10 acres. Richards: What about a neighbor who has a 3 acre tract? Graves: We have no control over tracts smaller than 5 acres that were in existence at the time the Zoning Ordinance went into effect. He would have to apply for a Variance in order to build on it.

Graves: If there is no more discussion, may we have a motion to approve the granting of the Variance to LeBlanc's. Motion by Lindstrom, seconded by Griab and carried.

Graves: When would be a good time for a meeting at Irrigon. This could be our next regular meeting. Could be the third Monday in March (18th), as it has been suggested we change our meeting date from the first Monday, or Feb. 25, the 4th Monday.

Several thought the meeting at Irrigon should be as soon as possible, so Feb. 25 was set, an evening meeting, with time and place to be announced. Legal notices are to be published and land owners in the affected area notified by mail.

Smith reported that he had started to revise the Zoning Ordinance in line with new

state laws, and that there would be many changes.

Smith reported on a trip to Portland to attend the State Nuclear and Thermal Energy Council's first meeting to explain the Carty & Pebble Spring nuclear power plant sites. He said he brought up the right of people, other than Boeing, to waters which will be impounded if the proposed Carty site plant is built.

He discussed the question of whether a one acre site could be withdrawn from a farm under the Veteran's loan program for a residence. It was thought that no less than 5 acres could be withdrawn, or it might be possible to have a deed restriction that would require that the house not be sold separate from the farm.

Mrs. Graves read a letter requesting names of residents from various areas of the county to serve on the Governor's Beautification Committee for the nation's 1976 bicentennial. Mrs. Martin of Lone, Mrs. Walter Hayes, Boardman; Mrs. Mary Shade, Irrigon, Lois Allyn, Lexington and Mariene Peterson of Heppner were suggested. Alma Green said Mariene Peterson and the Heppner Soroptomist Club are in charge of the bi-centennial observance for the county.

A sample of the new application form for construction of septic tanks was passed around. The fee is \$30.00 for a new installation. Mr. Smith said that the law had quite a lot of "teeth" in it. Gene Trushull, who was just appointed to the Planning Commission to replace Max Hallberg, has a "red tag" on his new building at the Tower Road interchange near Boardman because of non-compliance.

Mrs. Graves: What about rezoning to Farm Residential around Boardman? Mr. Smith said we have had no requests.

Mrs. Graves, Lindstrom and Ed Dick said they had heard a rumor that Kinzua will re-locate the state highway just northwest from Heppner on the hill above their plant so that their equipment will not have to cross the state highway as it does at the present time.

Dick: I would like to see a time limit put into granting of conditional use permits. Let's do something to terminate inactive ones.

There was some question of whether it would be legal to terminate those that had been granted.

After some discussion, Dick moved that people with conditional use permits give a progress report to the Planning Office within 90 days after the date of letter of request. If no report is received, the Conditional Use permit will be terminated. Seconded by Bash and carried. A list of those affected was read.

The proposed Dockem trailer court was one of those that prompted the action; Mr. Lindstrom said he had been told they are making progress on it. Mrs. Grieb said that Campbell ranch had changed their plan of operation since their application, and Dick said the Jack VanWinkle Motel property deal had apparently fall through.

Mrs. Green asked if it was Del's job to see if Conditional Use Permits were complied with and he said it was. The Planning Commission was of the opinion (although a motion was not made) that future conditional use permits should carry a time limit, up to around 18 months, depending on the situation, so that if there was no action, the permit would be terminated.

The meeting adjourned at 9:45 PM.

Lois M. Allyn
Lois M. Allyn
Planning Office Secretary

File

Minutes of the meeting of the
MORROW COUNTY PLANNING COMMISSION

Irrigon Lions Club Bldg., Irrigon, Ore.

Feb. 25, 1974, 7:30 PM

Commission members present:
Dorris L. Graves, Chairman
Virginia Grieb
Ed Dick
Fritz Cutsforth
Alma Green
Harold Rash
Roy W. Lindstrom

Others:
Harold Kerr, County Extension Agent
Joyce Bergstrom, County Assessor
Dennis Doherty, Asst. District Attorney
George D. Smith, Planning Director
Lois M. Allyn, Planning Office Secretary
approximately 65 Irrigon area residents,
attendance list attached to original copy
of minutes.

Mrs. Graves called the meeting to order at 7:40 PM. She explained that the Planning Commission had notified all landowners in the Irrigon area of this meeting, which was called for the purpose of finding out whether these landowners wish to have their property re-zoned from "Farm" to "Farm Residential". The Planning Commission has received several applications for Variances to allow the sale of lots smaller than five acres. If the consensus of opinion is that they wish to re-zone, then a public hearing will be held.

Mrs. Jorgensen reported that Mrs. Wayne Huwe was opposed to the zone change.

Jack Campbell opposed, wants to keep larger tracts to maintain more open living situation.

Dick Froman requested a resume^o of the two zones. Del Smith prefaced his remarks by explaining that new laws would change some sections of the present zoning ordinance, and that the "Exclusive Farm" zoning had not been used. He read the "Farm" section of the zoning ordinance, and explained that the main difference between "Farm" and "Farm Residential" was the minimum lot sizes of 5 acres and one acre.

In reply to a question, there would be no change required in buildings already in place when the zoning ordinance went into effect.

Mrs. Graves explained that they couldn't change tracts here and there which would be "spot zoning" which is not allowed.

Carl Christiansen said he was for the change of zone.

In reply to a question about whether they could change to a 2 acre minimum lot size, Mrs. Graves said no, that one acre is what is set up in our zoning ordinance.

In reply to a question, Mrs. Graves said it would be up to the city to determine minimum lot sizes if any area was annexed.

LaVern Christiansen: What about difference in taxes if area is rezoned?

Joyce Bergstrom: It shouldn't make any difference if its rezoned.

Duane Kerlin: My taxes keep going up. The many acres coming into irrigated use should increase amount of taxes.

Bergstrom: Taxes could go down if budgets weren't voted in.

Kerr: Joyce, isn't there about a two year time lag between the time land is brought into production and it gets onto tax rolls?

Bergstrom: Yes, tax roll is as of Jan. 1, and there is exemption for new construction.

Kerr: There would be at least a one year time lag then.

Peter Courley: I'm for FR zoning.

Campbell: I'm afraid of contamination if lot sizes are that small.

Question: Can we vote on this?

Smith: We are just getting reaction of people. The Planning Commission will hold a public hearing and recommend to the County Court their findings. And the County Court will hold hearing before change is made.

There wouldn't be a vote then? Dennis: No, the purpose of hearing is to decide whether to recommend zone change.

Willard Miller: Could we have petition to have it put on ballot? Dennis: Yes.

Mrs. Graves: We can have an official vote.

Duane Kerlin: How much area are we talking about?

Mrs. Graves read boundaries as suggested in letter sent to landowners.

Ed Dick explained the background of the meeting.

G. B. McElroy - in favor.

Mr. & Mrs. Chas. Swift - in favor.

Bill Steagall - worried about contamination - opposed.

LeRoy Proctor - opposed because of high water table.

Mrs. LaBante - opposed because of contamination.

Bill Steagall - could be ok now but not in 5 or 10 years.

Smith: With restriction DRQ has put on, you would be pretty well protected. There could be some tracts where they would turn down 5 acres.

At this point, about 5 showed hands in favor of rezoning.

Chas. Swift: There is a single family purification unit available. It comes in sizes up to what would serve a city. I think it will eventually be required. I can find out the name and address of manufacturer. I'm not selling them or anything.

Howard Houser - want to be able to sell.

Boardman Beacon representative - want to be able to buy one acre lots.

Campbell: We had experience before of buying land five miles from town then having the city grow out until we had to buy all city services.

Leon Kennedy: Should be able to sell.

Dan Cressmer - opposed.

LeBlanc: Want to be able to sell.

Mrs. Graves to Dennis Doherty: Would you like to tell us what the legislature has said we have to do?

Dennis: Zoning got its start on the east coast, and was declared constitutional in the early 1900's. It became mandatory in Oregon 4 years ago, but it still was not needed in some areas. Its constitutional, like it or not, The Legislature wants to preserve farm land, but beyond that, its left up to the wishes of the people. We'll never make everyone happy as it infringes on individual rights. Its going to get worse.

Ival Sullivan: What about animal training? Doherty: You can't be forced out by zoning, since it is already there, but you could be forced out by high taxes.

Proctor: Sounds like the northern area, north of 730, wants smaller tracts.

Kennedy: County or state should clean drain pipes. This would help high water table. (Note - this is obligation of ditch company).

Graves: You should get together on that. We know more people are coming and will need places to live.

Comment that there is need to go below basalt for good water. Don't want good farm land going into housing. Should use hilly areas and land suitable should go to one acre lots.

Miller: You've spent 80 already. Why don't you spend another 80 and ask people to return a ballot. Several approved.

Mayor Wilson: I'm opposed to the principle of zoning, but the purpose is to protect our future. Am opposed to one acre tracts. In Irrigon, four and five houses sprang up around wells. There were 40 or 45 wells in the city before we put in a water system. There are plenty of lots available in Irrigon.

One man commented there was one 13 acre tract available for \$60,000.

Question: How about a 3 acre tract if in existence before zoning ordinance? This would be ok.

Inselman: In favor of re-zoning.

Jack Campbell: Thinking ahead, 10 acres might not be too much.

Joyce: Those in town will help pay taxes of town. Farm labor camps can be exempt, such as the one Boeing has proposed at Lower Road.

Dennis: In reply to your question, the ballot would not be binding. We don't need a ballot to know you don't have a consensus.

Sullivan: What about subdividing? Smith explained that dividing out four or more tracts constitutes a subdivision.

Max Jones: Irrigation ditch company has to approve subdivisions.

Kerr: Would some want to annex to city?

Wilson: That would run into subdividing. You could have smaller lots. If the city allows congestion, the city is responsible.

Graves: Could we have a show of hands on sending ballot? Approximately 2/3 voted for sending out mail ballots. It was understood that this would allow the Planning Commission to identify those who wish to re-zone to Farm Residential, and it might be possible to reduce the size of the area proposed for rezoning when the wishes of the people in each area is known.

Cooley: You could include some pertinent questions on water table, etc.

Del: Not sure how many acres would have to be included -- we need to have a determination on what is considered "spot zoning". In reply to a question on selling 12 acres out of 14 - we have been using variance procedure to get away from spot zoning. A house would have to be there already.

One person commented they had to use pump to keep water out of basement, but their well was ok.

Graves: In reply to question - Don't believe we want a show of hands. Would rather have a secret ballot. At least ballots would only be seen by Planning staff.

Doherty: Ballots will have to be signed, so we can identify tract they are voting on.

Comment -- without zoning, one acre lots would have all kinds of mess.

Another comment - you can make a bigger mess on 5 acres than one.

Cooley: Near the Columbia Center in Washington there is a development on one acre tracts which is lovely. You should make a point of seeing it if you are in that area.

Several expressed appreciation for holding the meeting at Irrigon.

The meeting with Irrigon residents ended about 9:30 pm.

Pete Skow appeared before the Commission to outline his plans for a shop on a portion of the 15 acre tract owned by Oris Crisp just north of the Willow Creek Golf Course. The entrance is on Blackhorse road. He plans to purchase approximately 5 acres of the tract. There is a similar shop facility there already which was used by Crisp to service both log trucks and farm equipment, therefore it was not zoned Industrial at the time the zoning ordinance went into effect. He was advised to apply for a change of zone to Industrial on the tract.

The meeting adjourned about 9:45 PM.

Lois M. Allyn
Lois M. Allyn
Planning Office Secretary

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Minutes of the meeting of the
MORROW COUNTY PLANNING COMMISSION
Courthouse, Heppner, Oregon
March 25, 1974 - 8:00 PM

Planning Commission Members

Present:

Dorris L. Graves, Chairman
Fritz Cutsforth
Alma Green
Ed Dick
Virginia Grieb
Harold Rash
Gene Trumbull

Richard L. Graham, Heppner
Robert B. Abrams, Heppner, Attorney
I. M. Docken, Boardman
Robert Harwood, Boardman
Lester Moen, Boardman
Glenn Morrison, Heppner Gazette
Leon & Carrie LeBlanc, Irrigon
Hilda L. Sharp, President, JAR Inc.,
Portland

Others Present:

Lois Allyn, Planning Office Sec.
George D. Smith, Planning Director
Dennis Doherty, Asst. DA

Claude R. Graham, Heppner
John W. Wood, Heppner
Peter Skow, Heppner
Mrs. Ethel McKenzie, Boardman

Mrs. Graves opened the meeting at 8:05 PM.

PUBLIC HEARING on the application of Chip-A-Way to change a portion of Tax Lot 3102, T2S, R 26 E, from Farm to Industrial. (Present owner Oris Crisp). Mr. Peter Skow of Chip-A-Way said the area is now being used by Mr. Leonard Patterson as a truck and equipment shop. He proposes to erect a 40x80 building with metal cover similar to the building he is now using near the Union service station in Heppner. They will replace the present wooden bridges into the property. Dick: Part of the property borders the State Highway doesn't it? Skow: Yes, but access is on county road.

Paul Warren: I have no objection to the zone change. I have an easement on a well on this property. I would not want it contaminated. I don't own the well but have right to use it. I wanted that made a matter of record.

Trumbull: It appears it would be an asset to get them off the road.

Graves: What about view when trucks pull onto the highway?

Skow: Its 90° angle, view is good both ways.

Lindstrom: I was looking at that coming in tonight, and I think the view is ok.

Mr. Hoskins, an adjoining landowner, had phoned the Planning Office, and said he did not object to the zone change.

Graves: If there is no further discussion, I will entertain a motion to approve the application.

Motion by Trumbull, seconded by Lindstrom, to grant the zone change from Farm to Industrial on approximately 5 acres of Tax Lot 3102, Sec. 27, T 2 S, R 26 EWM.

Smith: We should have a map of the tract.

Motion carried unanimously.

PUBLIC HEARING on the application of Kinzua Corp. for a zone change from Farm to Industrial on 59 acres which forms a half-circle around their present mill site. The property is presently owned by Graham's and is in the S $\frac{1}{2}$ of Sec. 21, T 2 S, R 26 E.

Attorney Robert Abrams and Richard Graham appeared in behalf of Kinzua Corp. On a large aerial photo, he outlined their plans. They plan to move all lumber storage, which is now partly on the eastern side of the highway, to the west side. A new office is to be built on the east side. An architect has been hired to landscape the east side. They are considering moving the creek back toward the hill to give them more room and to help avoid pollution. DEQ, Wildlife Commission and State Engineer would have to approve these plans. They are committed to DEQ to avoid pollution of Willow Creek. They plan to have 3 settling ponds on the upper (east) side of the highway. Water from the mill will be pumped into these ponds and then recycled to use for dampening logs. He said they hope within three years to be able to use all of trees including tops so there will be no waste. Employee parking will all be on the east side of the highway. The shop will stay in its present location for now. Nistad wants to keep gasoline storage away from lumber. There will be no more mill buildings, except for completion of those in process. There will be no smoke emissions at all when all equipment is in place.

He said they have a contract to purchase the property. There were no objections, and no one had called or written concerning the proposed zone change.

John Wood: Will the old Heppner mills site be used for storage? Not generally, storage will be back of it towards Willow Creek. That area (the end towards Heppner) would be used for shop if its moved.

The three ponds of waste water will be recycled. The highway right-of-way will be fenced. There will be one crossing at the present yellow flashing light, and log trucks will move in and out at one location near the end of the tract towards Heppner. In reply to a question, they said the shop is used to repair mill equipment, not to service trucks.

Motion by Rash, seconded by Dick, that zone change application be approved. Motion passed unanimously.

IRRIGON rezoning: The next subject discussed was the changing of the zoning around Irrigon from Farm to Farm Residential. Mr. Smith said they had received 32 ballots in favor and 24 against out of approximately 150 which had been mailed out. Ballots are still coming in and he felt it was too soon to make a definite decision and that a formal public hearing will still need to be held.

Mrs. Sharp said she had come to the meeting as she wasn't sure how to vote. She has several small tracts and one 100-acre tract. None have water on them.

Mrs. Graves said it would be up to what she wanted. She said it should be made clear that the Planning Commission is not suggesting or urging people to sell their property, also that the present five acre tract size and the one acre tract size in FR zone are minimum sizes.

Mrs. LeBlanc: We have a tract between Hwy. 730 and the old highway. We want to be able to sell one acre lots. Many people are alone and are retired. They can't keep up larger tracts and being able to sell off part of it would give them more income. I have talked to a lot of people.

Dick: Do you realize how complicated subdivision laws are?

Doherty: A subdivision is 4 lots. A subdivider has to provide water, sewer, roads, streets, curbs, etc.

Moen: Yes, I'm a contractor. Its complicated alright.

Doherty: New laws may change subdivision law. Zoning just has to do with lot size, set-back and so on.

Moen: We are here to see about the 4 trailers on Gourley's property. (on Olsen Road). Another new owner says he is going to put in four trailers.

Pritchard: There are 5 trailers on Gourley's property. One is hidden on the back. How do we find out who has control?

Doherty: Could come from Planning Commission or Jim VanDomelen of DEQ. I'm not sure if we are right ones to handle problem.

Moen: He's in violation. If controls aren't clamped on now you are going to have an awful mess.

Trumbull: We should first find out who enforcing party is.

Graves: Dennis is checking --

Doherty: re question on leasing - Yes, if a landowner leases, owner would still have obligation; a lease isn't a way to beat ordinances.

Trumbull: We need to show that laws will be enforced.

(Glen Ward, Orville Gutsforth & Jerry Sweeney arrived about 9:20PM)

Doherty: One way would be to issue injunction. Planning Commission has obligation to strike a balance in enforcing the ordinance.

Del is to investigate and refer to District Attorney for prosecution.

Doherty: Enforcement is also job of people.

Pritchard: We are here to file a formal complaint.

Trumbull: We should enter names of people appearing in opposition to Gourley trailer court.

They were Mrs. Ethel McKenzie, Homer Pritchard, Bob Harwood and Les Moen, all of Boardman.

Dick: I think we should have this in the form of a motion. I make a motion to instruct the planner to investigate and proceed with report to District Attorney if violation exists. Passed unanimously. It was agreed to advise the four people above of the results of the investigation.

Graves: Concerning Irrigon, would you want to go ahead with formal public hearing at Irrigon? Motion by Grieb to hold hearing to change zone to FR around Irrigon. Motion carried.

Mrs. Graves explained to Mrs. LeBlanc that previous meeting was "town meeting" to get opinions of people, and formal public hearing will still have to be held and a recommendation made to the County Court.

Recommendation to County Court must be within 40 days after the hearing.

Graves: We would like to have as many as possible attend the hearing. Letters will be read and considered. The 22nd of April will be the next meeting. A public hearing notice will be published. The meeting will be in Irrigon at 8 PM, with place announced in the hearing notice.

In response to letters written at the request of the Planning Commission, the following persons or firms who have been issued Conditional Use Permits reported on their present situation:

Letter from Boeing concerning feedlot in T 3 N, R 23 E, Sec. 24 -- lot is partially developed.

I. M. Docken trailer court - Mr. Docken said that while no progress had been made on actual construction, survey work, feasibility & such have been done. The State DEQ representative, Jim VanDomelen had told them they will have to hook onto city sewer since they are so close, rather than developing a lagoon system which Docken had originally proposed. He said he was involved with the Desert Hills project, and that he hoped to get a temporary 5-year permit on Wednesday to hook onto the Desert Hills sewer system. He wasn't sure, but thought they would still have their own well.

Mr. Smith said that Boeing is holding off on construction of housing at the Tower Road interchange because the Desert Hills project is now getting underway.

Fritz Cutsforth said that he is building a new machine shed to replace an old one, and wondered if a Variance was necessary. He said the old one was 38' from the centerline of the county road, and the new shed would be 40'. He said he had talked to Judge Jones and he had no objection. Fritz said it will be 40x100', and because of the setup of the farmstead, he couldn't very well put it further from the road. There is no entry onto the county road at this point. He owns land on the other side of the road, and if it ever became necessary to widen the road, the extra could be taken from that side. Dennis Doherty ruled that he could place the building as he proposed, citing Section 6.010, page 17 of the Zoning Ordinance.

The meeting adjourned at 10:15 PM.

Lois M. Allyn

Lois M. Allyn,
Planning Office Secretary

File

MINUTES OF THE MEETING OF THE
MORROW COUNTY PLANNING COMMISSION

Irrigon Lions Club Building, Irrigon, Oregon
April 22, 1974 - 8:00 P.M.

Commission Members Present:
Ernest Jorgensen
Fritz Cutsforth
Ed Dick
Mrs. Darris Graves, Chairman
Mrs. Alma Green
Roy W. Lindstrom
Mrs. Virginia Grieb

Others:
Dennis Doherty, Asst. District Attorney
Harold Kerr, County Extension Agent
Lois W. Allyn, Planning Office Secretary
others listed on sheet attached to original copy of minutes

Mrs. Graves opened the meeting at 8:00 P.M.

PUBLIC HEARING - zone change from Farm to Farm Residential, area around Irrigon

John F. Mathews, U.S. Fish & Wildlife, said he wasn't sure about description of what was meant by U.S. lands forming part of the northern boundary of the area to be rezoned. Shown map that explained the area in question on the west side of Irrigon.

Mrs. LaBlanc, John Neal, ^{3 A. Hill maybe} Carl Christianson, Howard House, Alice Denton, Mrs. Max Jones, G. B. McElroy and Henry Froberg spoke in favor of the zone change.

^{Vallner (probably)}
John Bowmer (sp?) asked what about septic tanks?

Mr. Kerr explained about Dept. of Environmental Quality inspections and control of septic tanks. He said the only other alternative is a community sewer system.

Some discussion of whether tracts could be sold without having inspections and approval prior to sale.

Christianson: On sales, money could be held in escrow, pending DEQ ok.

Doherty: The seller would not be liable.

Kerr: That was in the law that was just repealed by the State Legislature, so its "buyer beware."

Duane Kerlin: Would be easier for people to afford one acre than 5 acres; would be more homes to help defray taxes.

Another party commented that if farm labor camps went in, such as Desert Hills, government would help pay for schools.

Doherty: I'm not an expert on this as its out of my field, but school subsidies have been drying up under the Nixon administration; these subsidies were mainly for government developments, such as military installations.

Kerr: Desert Hills is not a farm labor camp.

Duane Kerlin: I understand that new developments have 3 years tax exemption.

Kerr: No, as we explained at the earlier meeting, there is a one year time lag before new construction goes on the tax rolls, but there is no exemption. Everybody has three years to pay delinquent taxes with a 3% penalty, which someone commented is a good deal considering current interest rates.

Ed Dick: We can't forecast taxes or population, so that isn't the question here tonight..

LeBlanc: I think 50 homes would bring in more taxes than a trailer court with fifty trailers.

Graves: Does anyone else want to speak for the one acre zoning -- if not, does anyone want to speak for the five acre zoning?

James Everett -- I'm opposed. As I've seen it, the more population, the more taxes there are.

Jack Campbell: The smaller tracts will mean paying for sewer, water lines, streets, and the whole thing in a few years. I'm opposed to the zone change as I've seen the same thing happen before.

Mrs. Jones: I have a question whether those who are opposed live on small tracts already?

John Kelly: I question whether sewers won't be necessary later on.

Mrs. LeBlanc: You have to put down two test holes and be inspected and survey lots. Its thoroughly checked.

Graves: I want to point out that a ten acre tract for instance, could not be divided into one acre tracts without creating a subdivision.

Question re selling part of a ten acre tract where there are already two homes. Yes, you could sell when the houses are already in place without having them inspected.

Graves: One thing we should point out is that there is no restriction on price of houses or quality in the zoning ordinance.

Kerr: They do have to meet wiring and plumbing codes, but the zoning ordinance doesn't specify price of house.

Graves: That can be put in deed.

Doherty: Yes, that can be a restrictive covenant in a deed.

On a show of hands, those present voted 6 for and 2 opposed to the zone change. These were people who said they had not sent in ballots.

Graves: We received 37 ballots for and 32 against the zone change, or a total of 69 out of the about 125 that were mailed out. So with the votes here tonight, that is a clear majority in favor of the change.

Mrs. Jones: Many of those who didn't send in ballots said they didn't feel they were concerned one way or the other about the zone change.

Graves: If there is no more discussion, I will entertain a motion for the zone change.

Mrs. Grieb: I move that the Planning Commission recommend to the County Court that all the private land in the area boundaries as set forth in the letter mailed to land owners and as stated in the public hearing notice be re-zoned to Farm Residential. Motion seconded by Lindstrom and carried unanimously.

Lois: The County Court hearing which will follow this hearing will be published in the Heppner Gazette, but you will not be notified by mail like you were for this meeting. So watch the paper for the announcement; the Gazette is the official Morrow County newspaper.

9:05 PM - PUBLIC HEARING on Flynn Sand & Gravel application for Conditional Use Permit

Since no one appeared to represent them, the application was continued until the next meeting of the Commission. Mrs. Allyn said they had filed the application because while they were a contractor for the plants now being constructed on Port lands and by giving a building permit it allowed them to operate the plant for that purpose, they were also selling concrete to the public and that is why they had applied for the permit. A complaint had been received about them selling to the public.

It was mentioned that an application has been filed by the State Highway Dept. to mine gravel on Port lands. This application will be advertised and heard at the next meeting of the Commission.

Mr. Lamb of Eastern Oregon Farming then said he was at the meeting at the request of the Commission, but didn't understand what they expected.

He said that Eastern Oregon Farming was started 4 years ago. I can show you a map of our operations. Mrs. Graves said they just wanted an up-date of the plans of the organization. Eastern Oregon Farming had been granted a zone change to build their pellet plant and the Commission had asked all persons or companies who had been granted such applications to report on their progress.

Robert Lamb, a cousin of Frank Lamb, both of the Lamb family who built the Lamb-Weston plant, said that it had meant a return to the area and farming that they were used to. Lamb-Weston sold to AMFAC and this left some of the family without much to do.

He said Robert Lamb lives in Pendleton and that he lives in Hermiston.

He said they had bought part of Oregon back from outsiders. They bought the "Shell" lands in July or August of last year, and have been in the process of obtaining permits, etc. since then. The first water was put on 2 weeks ago. They expect to have 7,000 acres under irrigation by November or December. Most of it will be planted this summer and fall for next spring. It wouldn't be responsible to try to tackle all of it this spring.

They are planting 1,500 acres in potatoes this year and 1,000 acres are in row. We have benefited from winter rains which allowed us to plant wheat. We'll have 14 or 15 circles in wheat, all but one in strip farming. Circles will be running on it this year. Will plant strips later if possible. All water is from the river, none from wells.

He said the pellet plant is complete and will be in operation in May.

Looking at the map, he said all of the area east of Pole Line Road and south of Hwy. 80 will be farmed. Small circles and half circles will be put in later. They share a pumping station with Sabre Farms, but the systems are separate. They have right to withdraw water for a windbreak from the Sabre system. They haven't been able to plant the windbreak this spring, both from lack of time and being unable to obtain trees. Their water system is designed for 8,600 acres, including two extra half sections owned by Oscar Peterson & Paul Cimmiyotti. This water is to be supplied at cost and is part of a deal which Shell had made.

Their main pipeline is 54" in diameter, which will serve 54 circles. They expect all circles to be in production by the end of 1974.

Graves: Will crops be processed through your plant? Yes.

We are installing one 54" pipe now. Will see what it can do before installing a planned second 54" pipe. The second one may need to be a little smaller or bigger.

We don't plan on our own livestock now, but there will be grazing. The alfalfa needs to grow up to 6 or 8 inches after the last cutting to develop the crowns. Then after it frosts, it can be grazed off to good advantage.

Lindstrom: Yes, that is a good idea as it helps keep trash out of your first cutting the next year.

Dick: Do you have potato storage?

Lamb: No, but State Highway may move one in for us. We have storage at the Lamb-Weston plant at Hermiston, and it looks like one of them may be taken out for the new I-82 highway.

Lindstrom: What about the wedges in between the circles?

Lamb: They are about 4-6 acres, and will be used to store hay and to pull equipment off the fields, so they will have some use.

There is 12,370 acres altogether, and we expect to have 10,500 irrigated. The strip between Hwy. 80 and the railroad right-of-way represents quite a lot of the area not irrigated.

In reply to a question on how many they will employ, he said they have about 90 people during construction, and will employ about 20 to 25 people year round, and about 50-60 during parts of the year.

In reply to a question concerning how many are employed at the pelleting plant, he said 2 at the plant plus truck drivers and harvest crew.

In reply to a question concerning whether they intend to supply housing, he said there are two trailers in use now, but they don't anticipate any housing development. They will support the Desert Hills development.

He said they had leased circles from Desert Magic and Western Empire the last two years, but they are not leasing any land this year.

They have a water permit. They have to demonstrate they are beneficially using water before a water right is granted. There are restrictions on the amount of water per year that can be applied to the land, 4 feet per year. Potatoes, corn and alfalfa require about this much water, wheat a little less.

Kerr: They can't afford to apply more than crops can use, so shouldn't increase water table.

Some felt that irrigation of the Dunn & McClanahan property had increased the water table in that area, and some irrigated areas in Washington had experienced this, but it was felt that since Eastern Oregon Farming is using sprinkler irrigation rather than ditch irrigation, there will be little or no effect on the water table. It was mentioned that the water in the corner by the Hwy. 730 underpass under Hwy. 80 was there before the pumping station was started near there.

Mr. Lamb also said that most of the rest of the land to the east of their property is being developed by Western Empire, partly aided by a deal they had made with the West Extension Irrigation ditch company.

Mrs. Graves thanked him for coming to the meeting and presenting their plans.

COLUMBIA PROCESSORS COOP - members of the Commission had received a copy of a letter which Mr. Smith, the Planning Director, had sent to Columbia Processors concerning their proposed application of sewage sludge to some Desert Magic property. In order to get a permit to apply sludge from DEQ, it was necessary for them to have the approval of the Planning Commission. Motion by Green, second by Lindstrom, to approve the application of sewage sludge as proposed by Columbia Processors, taking into consideration the requirements of DEQ and the State Health Division. Motion carried.

Kerr briefly discussed a proposed tour of the Boardman-Irrigon area to view new developments, either this spring or next fall. Various state officials and other leaders would be invited, as well as the Planning Commission members and other groups and the general public. The Planning Commission approved the idea, but felt that next fall would be the better time as many of the projects are just now getting underway. Mr. Lamb said they would be glad to be one of the stops on such a tour.

The next meeting of the Commission will be May 20.

The next meeting of the Nuclear and Thermal Energy Commission, discussing the proposed Pebble Springs and Carty Reservoir nuclear power sites, will be May 28.

The meeting adjourned at 10:15 PM.

Lois M. Allyn
Lois M. Allyn
Planning Office Secretary

TO: THE MORROW COUNTY COURT

At the close of an advertized hearing scheduled for 8:00 P.M. on April 22, 1974 in the Lions Club Building near the west city limits of Irrigon, Oregon, the Morrow County Planning Commission, with a quorum of its membership present, took the following action:

Mrs. Dorris Graves, Chairman, entertained a motion for Commission approval of the proposed zone change.

Mrs. Virginia Grieb, Member, moved that the Morrow County Planning Commission recommend to the Morrow County Court that all of the private land within the boundaries set forth in the letter mailed to landowners (see copy of letter dated 4-8-74 attached) and as stated in the Public Hearing Notice (see copy attached) be re-zoned from "F" "Farm" to "FR" "Farm Residential" as provided in the Morrow County Zoning Ordinance.

This motion was seconded by Mr. Roy Lindstrom, Vice-chairman, and carried by a unanimous vote of those members present, the two absent members being Mr. Harold Rash and Mr. Gene Trumbull, both of Boardman.

This action came following an information meeting held at the same location on February 25, 1974, called by means of a letter dated Feb. 14, 1974 to all landowners within the following boundaries:

from the Umatilla County line on the East side to
the West Extension Irrigation Canal on the South to
the Paterson Ferry Road on the West to
the boundaries of the Umatilla National Wildlife Refuge on the North.

The February 25 meeting was attended by 36 landowners and after considerable discussion pro and con, it was decided that the most equitable way to make the decision would be by secret ballot to the landowners involved, and this form (copy attached) was mailed out on March 14, 1974. The ballots returned by the

April 22nd meeting were considered by the Commission members as well as a "show of hands" vote by those citizens in attendance who had not returned their ballot forms. (refer to minutes of meeting of April 22, 1974, page 2, 4th from last paragraph).

The final tabulation of written ballots and personal votes cast during the hearing proceedings shows a total of 42 votes for the zone change and 34 against the zone change. The ownership list showing acreages represented by each vote with their location shown on a "working" copy of the Metzger maps have been prepared for your use during your deliberations.

Submitted May 15, 1974 for the Morrow County Planning Commission.

George D. Smith

Planning Director

file

MINUTES OF THE MEETING OF THE
MORROW COUNTY PLANNING COMMISSION

COURTHOUSE, HEPPNER, OREGON

May 20, 1974 - 8:00 PM

Commission Members Present:

Mrs. Dorris L. Graves, Chairman
Fritz Cutsforth
Alma Green
Virginia Grieb
Gene Trumbull
Ed Dick (arrived 9:10 PM)

Dennis Boherty, Asst. District Attorney
Mr. & Mrs. Norman Clow, Heppner
John Wood, Heppner
Don Shockman, Hermiston
Martha Cole
Rose Walters, Pendleton
Mike Smith
John Hagerhorn, Oregon State Hwy. Div., McNary
Jack Melland, Game Commission, Heppner
Greg Morrison, Heppner Gazette (arrived 8:55PM)

Others present:

Del Smith, Planning Director
Lois M. Allyn, Planning Office Secy.

PUBLIC HEARING - 8:00 PM - NORMAN CLOW APPLICATION FOR VARIANCE - Mr. Clow said they have 3 dog runs which have been there for 6 years. They are partly on railroad property. The new runs would not be on railroad property. We will have a total of ten dog runs. The shop shown on the map of the property is for personal use. We plan to have 13 dogs, sometimes more or less, depending on how I sell them. The John Woods' house is about 250 to 300 feet from the kennel. I have contacted the railroad, and they had no objection to the variance. The dogs are on dirt now. We want to put them on concrete, and put in a septic tank for disposal of their waste. Will be separate tank & drain field from that used for house.

John Wood: Is there any control over amount of livestock on a place? It seems to me there is too much there now with the pigeons, quail, and so on.

Graves: There is nothing in the Zoning Ordinance. This is in a Farm zone.

Clow: We have show and field dogs and travel a lot to show them. We ship dogs all over the country to pay for our bobby. We raise about 3 litters a year.

Dennis: You can attach conditions to either a Variance or Conditional Use permit.

Grieb: I move that the Variance be granted, seconded by Trumbull, motion carried, with the understanding that a building permit is required and that the building permit will be issued according to the above statements. Del Smith said a letter from the railroad is needed so it will be a matter of record.

SHOCKMAN BROS. - Don Shockman of Hermiston appeared to informally present their plans to the Commission. He said they want to put a concrete batch plant on Kinzua property in a 208 square foot area on the south border of Kinzua's mill site. They will use the present road on the south side of the Kinzua tract as an access road. Smith said that this is the location where Kinzua said in their presentation before the Commission recently that they plan to move their shop in the future.

Someone asked about visibility as its on a curve. Shockman said the visibility is good both ways. They will use water from Kinzum well. All aggregate will be imported from Umatilla with 20 yd. trucks.

Dennis: Will there be any permanent structures? Shockman: No. Will have concrete pad for plant and office on skids. It will be a permanent operation.

Melland: Will there be any problem with pollution? Shockman: No. The cement goes into the trucks dry, and then is mixed with water. There is no air pollution. Will have to have a cleaning area for trucks. Question was raised on whether a conditional use permit was needed for such an operation, or whether it would be a permitted use in an industrial zone.

Dennis: You have set a precedent by asking Flynn to apply.

Trumbull & Cutsforth: I see it as manufacturing in an Industrial zone.

Smith: We asked Flynn Sand & Gravel to file an application because we had received a complaint they were selling concrete. They are mainly supplying the concrete for the Gourmet Foods and Desert Magic plants.

Shockman: DEQ checks the waste water pond about 3 times a year. Materials will be in bins. Cement in a metal silo. There is no dust and little or no noise. John Wood is on the opposite side of the road. (Mr. Wood had left after the Clow hearing.)

Dennis Doherty: I would recommend that a concrete batch plant be allowed in an Industrial zone, calling attention to the provisions of Section 3,450 of the Zoning Ordinance.

Mrs. Graves: We will want a progress report after you have the plant in operation for awhile. These reports may be one way of finding out what we are doing wrong.

Dennis: Section 2,010(2) of the Zoning Ordinance says "The planning commission may rule that a use not specifically listed among the allowed uses in a zone shall be permitted as an allowed use if it is similar to the allowed uses in the zone and if it is not specifically listed as an allowed use in another zone."

Trumbull, seconded by Grieb, motion carried, that in accordance with the above rule, that the Planning Commission establishes that a concrete batch plant is an outright permitted use in an Industrial zone. This will also apply to the Flynn application. Mr. Shockman's attention was called to Section 3,490 in the Zoning Ordinance and he said he was familiar with it.

PUBLIC HEARING - OREGON STATE HIGHWAY DIVISION - represented by John Hagerdorn. The application is for a Conditional Use Permit to mine gravel and operate a rock crusher and asphaltic concrete plant on Port of Morrow land. The site is at the old Hwy. 30 interchange near Joe Tatone's property. Cutsforth: Will this be permanent or temporary? Hagerdorn: Will be temporary. We may not use the site. There would be a crusher, plant and stockpiles. We have mining rights to the land, even though the Port owns the property. There is 10 feet of overburden on the property. We relinquished the mining rights to one 40 acre tract. We have to set it up so bidders will have a choice. I really don't expect it will be used, but we need the permit. Contract will be let in July, and crushing will take place through most of the winter. Also asphaltic concrete plant will operate through the fall.

Crushing would end in late 1975. Area would be reclaimed and put back in natural state except it would be about 10 feet lower. Would excavate to about 20 feet and then put back dirt on top. Question about filling with water -- Hagerdorn thought it would be above water table. He said they would probably relinquish the mining rights as there would be no use in keeping them after the area was mined.

Graves: Do they need permit? Dennis: Definitely yes.

Hagerdorn: We'll be putting on 3rd overlay on Highway 30.

Dick: I move that we approve the application, second by Trumbull and motion carried. Mr. Hagerdorn said they needed page 6b in their application completed by the Planning Commission in order to complete their application to DEQ.

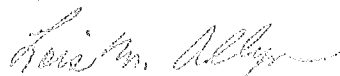
UMATELLA ELECTRIC COOP PUBLIC HEARING - Application for Conditional Use Permits to build a substation and power line to serve the Gourmet Foods plant and Desert Magic plants. The substation is on Port of Morrow land, which the Coop is in the process of purchasing, the power line would run approximately due east from the substation to the main Bonneville substation. Motion by Cutsforth, second by Grieb, that the applications be approved. Motion carried.

FGE CARTY SITE APPLICATION -- The last in a series of informational meetings on this subject will be May 23 in Portland. This session will be on coal fired plants. Mrs. Grieb and Mrs. Graves said they intended to go.

ZONING ORDINANCE REVISION - Mr. Smith said that he had been revising the Zoning Ordinance to comply with SB 101 and some other "housekeeping" matters. Dennis said that SB 101 substantially changes E¹ and F zoning. There will have to be a public hearing. Mrs. Graves said that Del Smith and Dennis Doherty should get together and fix it up and then advertise the hearing, preferably at the next regular meeting. Motion by Trumbull, seconded and carried that Mr. Smith and Dennis Doherty are to prepare changes in the Zoning Ordinance and set date for hearing.

GOURLEY TRAILER COURT - Mr. Smith said he was still working on this problem but had been unable to arrange for DEQ and the Health Dept. to inspect the property. He said a new man had been employed by DEQ to work in this area, who had visited the Planning Office that day, so that he was considerably encouraged about the progress of necessary inspections.

The next meeting was set for Monday, June 24 at 8:00 PM. There was a brief question of whether Penland had been checked, and question about how many trailers were at the Wilkinson property. The meeting adjourned at 10 PM.



Lois M. Ailyn
Planning Office Secretary

File

Minutes of the meeting of the
MORROW COUNTY PLANNING COMMISSION
Courthouse, Heppner, Oregon
June 24, 1974 - 8:00 PM

Commission Members Present:

Ed Dick
Roy W. Lindstrom
Alma Green
Dorris Graves, Chairman
Virginia Grieb (arrived 8:45)
Harold Rash

Others:

Jim VanDomelen &
Gary Thor, DEQ office, Pendleton
Orville & Barbara Cutsforth, Heppner
Glen Ward, Oregon Wildlife Comm., Heppner
John Wood, Heppner
Peter Courley, Umatilla
Judge Paul Jones
Mike Sweeney, representing Kinzua
Steve Munsell, representing Umatilla Ready-Mix
Jerry Sweeney, Mayor, Heppner (arrived 9:30 pm)

8:20 PM - Kinzua hearing

Dennis Roberts, Asst. S.A.

Mike Sweeney appeared to represent Kinzua Corp. who had applied for a temporary variance to place a trailer court in an Industrial zone. Mr. Sweeney said they had applied for the variance because of the critical housing need. The trailers would be in place for no more than one year. The new plywood plant will be operating in a few weeks, and since there is only 3.4 percent unemployment in Morrow County, employees will have to come from elsewhere. They plan on 10 to 12 trailers, depending on how many the Department of Environmental Quality and the Health Div. will allow. The trailers will be used only for employees of Kinzua. The State will allow a court under such special circumstances (quoted law). He said people have been living out of cars who work at the mill. He said minimum sanitation standards will be met.

Graves: Any questions?

Dick: Why not a permanent trailer park? There is none here and the community will need a park.

Sweeney: Kinzua doesn't want to get into real estate business.

Orville Cutsforth: My wife and I talked it over, and we wouldn't object to a temporary park, but wouldn't want it to become a village because of fire hazard, need for police protection. I am apprehensive about a permanent court.

Sweeney: No, they will need the land for log decks soon. This was proposed partly because of city limitation on water.

Cutsforth: What plans do they have for fire protection?

Ward: Are they going to furnish trailers or bring individual trailers in?

Sweeney: They will just furnish pads.

There was a house there, but there is not enough water from that well.

Sweeney: Its near creek too. We haven't looked into DEQ regulations.

Graves: They have to have our approval and County Court approval before they go to DEQ.

Smith: Jim VanDomelen & Gary Thor of DEQ and I checked it this afternoon. They can give you information on this.

Gary Thor: I was there with Del, and the soil is good to 24". We would have to see plans.

Doherty: They could prepare a workable plan?

Thor: Yes, probably.

Sweeney: They are trying to buy some time.

Doherty: If they fill the 32 units now under construction in Heppner, would they want to keep the trailer court if no one develops one? Couldn't they subsidize someone rather than this temporary court?

Sweeney: They would rather not get into the business.

Doherty: There is nothing in Industrial zoning to cover this. The state statutes are more liberal than our ordinance. We should have it in our ordinance.

Cutsforth: I would like to tie it down to 6 months. Would like to have another hearing then.

Woods: What is plan?

Sweeney: We have no complete plan yet. Will be strict requirements since its near creek.

Barbara Cutsforth: If they are outside city, they think they are in the country. There are problems with BB guns, dogs, cats, Hondas.

Woods: They have no plans for fire & police protection?

Sweeney: Yes, there is fire protection, probably quicker than in Heppner.

Doherty: How many units will Kinzua need?

Sweeney: Not sure.

Dick: What is the difference in requirements in temporary and permanent court?

VanDomelen: None.

Woods: Will they put in separate septic tank for each unit, 1,000 gal. per unit, or one system calculated on entire units. Could be restricted to travel trailers, one bedroom, etc. Seems like you would be kidding yourselves if you say 6 months and then maybe 6 more. Would be more practical to just say 18 months or 2 years and that would be it.

Thor: We would need to see plans. There would have to be a sizable drainfield.

Doherty: How long does it take to process application through state?

Comment that this would be a lot of expense compared to the short time park would be used.

Sweeney: No, Kinzua has a large investment in this plant, so this is a small amount compared to that.

Dick: Looks like somebody would want to develop such a project.

Graves: Would Kinzua be willing to finance somebody?

Sweeney: I couldn't say.

Wood: Is that one year from this date?

Barbara Cutsforth: I think somebody would invest if Kinzua would say how many people and for how long they would employ them.

Smith: You might check with the new owners of VanWinkle Motel. I've heard they are short of funds to develop court there. (A trailer court had been approved by the Planning Commission at one time, but the plans were dropped.)

VanDomeien: We could process in six days after receiving application, if application is complete and test holes are dug.

Sweeney: Could we start it July 15? This would give us almost a month of lead time to get the plans made and processed.

Glen Ward: Are you sure they will be willing to end use in one year?

Sweeney: Yes, they will need land for log deck when hauling starts.

Dick: We have to be sympathetic, but shouldn't discourage somebody else from developing site. I don't think they would be back for extension, and it would give push to develop a permanent court.

Dick: I move to grant application for temporary use for trailer park, until July 15, 1975. Motion carried.

9:05 PM - Umatilla Ready Mix hearing

Steve Munsell appeared to represent Umatilla Ready-Mix. He said his company would like to serve the Heppner, Lexington and Lone area and surrounding ranches. We are asking for a temporary permit to operate a concrete batch plant until about the middle of October. Allen Hughes approves and will furnish water. It is a Ross plant and is small, neat and efficient. We want to locate permanently. We operated in town, but are not acceptable now. This is same site that was used before.

Doherty: Were there any problems?

Smith: No, there was concern about the approach, but it didn't seem to be a problem.

Munsell: We want to find a permanent location.

Lindstrom: I move that we approve the temporary permit to operate a concrete batch plant by Umatilla Ready-Mix until Dec. 1, 1974, and that the 5 acre minimum acreage be waived. Seconded by Grieb and carried.

Graves: We have on the agenda a brief report from DEQ.

Thor: I started the first of May. There was one sanitarian for nine counties. This allowed us to split duties. A third man started June 15. We can now investigate complaints, work closer with planning offices, check cover after construction.

Question re what kind of complaints.

Thor: Complaint could be where a system starts to fail, perhaps a complaint by neighbor.

Doherty: You have 2 agencies now (DEQ and Health), don't you think it would be better to have one?

VanDomelen: Clay Myers was looking at a "one stop" permit system. Small developers are harassed and oppressed. We build programs around local programs, so Del receives applications for us. Some counties use Health Dept. Logical place is Planning. In Umatilla County we use one application. Trailer parks have to have license, subdivisions have to go through Real Estate Division. For private citizen, would like to have all together. We are eyes and ears for planning office and so are they for us. We won't give a permit without planning commission approval. We want to work together to solve problems. Septic tank applications have to be approved by us first.

Dick: Do you handle public systems?

VanDomelen: Yes, Gary just works on subsurface disposal, but we have public systems, air pollution and noise pollution.

Dick: What has been done about approval of new electronic disposal systems?

VanDomelen: We are doing some work, but are a little skeptical yet.

Dick: I have read about some systems that would eliminate septic tank and drain field.

VanDomelen: We might approve, but not as yet.

Mrs. Graves: Thank you for coming and reviewing your work.

Gourley trailer court

Mr. Smith reviewed the background of the problem. The surrounding landowners claim that Gourley is operating a trailer park. Smith said the land was rezoned to Farm Residential by the former owner. There were 2 pads and a septic tank in the northwest corner of tract, and a well on the opposite side at the time. These two were in place prior to the time the zoning ordinance took effect. There is 2 acres total in Gourley's tract. Mr. Smith sketched the tract, location of septic tanks, well and trailers on the blackboard. Sketch map is attached.

Gourley said that the 5th trailer is a travel trailer and not rented.

1 trailer is 12x50 plus addition, Gourley said this trailer is to be moved out and a house built.

#2 trailer is 8 x 35 - rented.

#3 trailer is 10 x 50 occupied by uncle.

#4 trailer is 14 x 56 - rented.

Graves: Are there any questions?

Jerry Sweeney: There is a community water system and requires Health Dept. permit.

Gourley: Only 5 people live on the tract.

Doherty: We sent a certified letter to Mr. Gourley, inviting him to attend this meeting, which he did.

Gourley: The valve was left in between my property and Mintons because of possibility one well would have problems.

Thor: There is a failing septic tank drain field on Minton's within 50 feet of the well.

Gourley: The tract is 155' wide by 600' long. The trailers are further apart than shows on the drawing. #3 trailer is on second acre.

Doherty: It appears you are in violation of
 1. State mobile home court regulations
 2. Health Division would require you to remove 2 trailers

Gourley: I don't think you have jurisdiction --

Doherty: 3. In violation of zoning ordinance
 4. Septic tank regulations.

Gourley: There has been no one in the 12x50 trailer for 3 months.

Smith: There was someone there when we inspected it.

Doherty: Do you want to designate the trailers you will remove?

Gourley: Will move the 8 x 35 and 10 x 50.

Doherty quoted letter from Jack Wright of State Health Division.

Gourley said he would try to get tenant to move.

Doherty: How about by Aug. 1?

Gourley: There is nobody using the 12 x 50 and it won't be used.

Smith: It was a non-conforming use when the zoning ordinance went into effect. You abandoned it.

It was agreed that the trailers could be parked there if disconnected.

Doherty: We'll write you a letter of our understanding here tonight. You will satisfy zoning, DEQ, Health Div. & state mobile home court laws if you have no more than 2 trailers connected and in use on the tract.

Hearing on changes in Zoning Ordinance

Mr. Smith explained some of the changes in EF and F zones. Copies of the new proposed EF and F zone sections were distributed.

Dennis is to check on whether we can have both EF and F zones.

Mr. Smith suggested that the setback definition be changed to include a setback from the property line as well as from the street center line. It was suggested that the section might read "no structure shall be located closer than 40 feet to a right of way or 60 feet to a street, county or state road centerline, or 20 feet to a side or rear property line.

It was also suggested that under the provisions of ORS 215.213 (2), the governing body of the county, the County Court, should delegate the Planning Commission.

Mr. Dick moved that since the hour was late, that the hearing should be continued at the next meeting of the Commission. Motion carried.

Mrs. Graves set the next meeting of the Commission on the 4th Monday in August. (Aug. 26)

Judge Jones announced that Del Smith had resigned as county planner, effective July 15. He and the planning commission members expressed their appreciation for the fine work he has done in the time he has been serving as planning director.

Judge Jones also said that there is opposition to paying the planner more than some of the elected officials receive, however, he said he didn't expect to get someone else for the present money.

He reported that the Land Conservation and Development Commission has Jan. 1 for a deadline for planning goals. The Morrow County Comprehensive Plan needs to be brought up to date. LCDC will have 2 more series of meetings this year. We need a recommendation for the Budget Committee.

Lindstrom moved that Mr. Smith's resignation be accepted, seconded by Mrs. Green, motion carried.

Dick: How long will communities get along without planner? Most use some services. Could we use planner jointly?

Jones: Del has put in a lot of time with communities, also EOCAC planning staff. We need a full time planner.

Dick: Maybe communities should help with financing. Don't you need to correlate city and county planning?

Smith: They sometimes don't seem to want to work together.

Jones: SB 100 says county has authority over city planning. Mayors feel they should be responsible. We have working relationship. Days of grants are over. New goals and guidelines will require extensive work.

Graves: We need a motion to Budget Committee that planner is needed.

Rash: We recommend to the Budget Committee there is need for a planner.

Dick: I move that the Planning Commission recommend to the County Court that a county planner to fill the position now held by Mr. Smith be found as soon as possible. This position is deemed necessary to give technical assistance to the Planning Commission. Motion seconded and carried.

Jones: We'll ask you to help screen applicants.

Meeting adjourned at 11:30 pm.

**NOTICE OF PUBLIC
HEARING**

The Morrow County Planning Commission will hold a public hearing on Monday, June 24, 1974 at 8:00 p.m. in the Courtroom of the Morrow County Courthouse, Heppner to consider the following items:

(1) An application for a Zoning Variance by the Kinzua Corp. to permit the temporary location of mobile homes in an Industrial Zone on their own property in the S $\frac{1}{2}$ SE $\frac{1}{4}$, Sec. 21; T 2 S; R 26 EWM.

(2) An application for a Conditional Use Permit by Umatilla Ready-Mix to permit the temporary location of a concrete batch plant in a Farm Zone in Sec. 17; T 2S; R 26 EWM; Tax Lot 2200.

(3) Several Zoning Ordinance text amendments initiated by the Morrow County Planning Commission to bring the Morrow County Zoning Ordinance into compliance with recent changes in Oregon State Statutes as a result of legislation passed during the 1973-74 sessions of the Oregon State Legislature.

(s) DORRIS L. GRAVES,
Chairman,

Morrow County Planning
Commission

Published June 13, 1974.

Lois M. Allyn

Lois Allyn,
Planning Office Secretary

Minutes of the Meeting of the
MORROW COUNTY PLANNING COMMISSION
Courthouse, Heppner, Oregon
July 22, 1974

Planning Commission Members

Present:

Ed Dick
Virginia Grieb
Roy W. Lindstrom
Dorris L. Graves, Chairman
Fritz Cutsforth

Others:

Dennis Doherty, Asst. DA
Lois M. Allyn, Planning Office Secretary
Chas. H. & Doris Flynn, Heppner
Harold S. & Sharon L. Hadley, Irrigon
Terry O'Neal & Ernie Canesa, Heppner Gazette
Gail McCarty, Boardman
Delbert & Phyllis Piper, Lexington
Bill Shelby &
Steve Aiken &
John C. Young, United Retail Merchanges, Spokane
Judge Paul Jones
Mr. & Mrs. Kent Goodyear, Heppner

8:25 PM - Public Hearing - Harold S. Hadley

Mrs. Graves said the first hearing would be on the application for a Conditional Use Permit in a Farm Residential zone to construct a Mobile Home Court in T 5 N, R 26 E, Sec. 24, Tax Lot 3201, consisting of 1.53 acres, by Harold S. Hadley. The proposed court will be an expansion of the present trailer court on the adjoining tax lot, #3100, on Idaho Avenue & 3rd St., west of Irrigon.

Mrs. Graves asked for a diagram of the property Hadley plans to use for an expansion of his present trailer court. Mr. Hadley said he didn't have the plans with him, that he had forgotten them and hadn't been told they were required.

Hadley said he wants to put 13 * trailers on the 1.53 acre tract. (He had been advised by the Planning Office that according to the assessor's records, it contains 1.30 acres).

Mrs. Graves asked how many trailers are on the adjoining tract.

Hadley said there are 9 trailers, 2 houses and 2 duplexes. (Tax lot 3100 has 2.09 acres, and this would be a total of 15 units.)

Doherty: How far is this tract from Farm zone?

Lois: Its well within the area recently rezoned to Farm Residential.

Doherty: Where will you obtain water?

Hadley: From wells. There will be one new well.

Doherty: What about septic tank?

Hadley: I have taken plans to DBQ and they have tentatively approved them.

Doherty: Did you have an engineer draw up the plans?

Hadley: Yes, Dave Crumbine is my engineer.

Mr. Hadley was directed to furnish the Planning Commission with a copy of his plat.

Doherty: You have applied for a Conditional Use Permit in a Farm Residential zone. Do you feel this proposal meets Zoning Ordinance requirements?

Hadley: Roger Bounds of the Schroth Agency sold me the property. We've been working on this deal for 6 months. We've only lived here for six weeks. We plan on a 20 foot street on the west edge. There will be a carport for each space. The spaces will be rented.

Doherty: The county has minimum requirements for roads. You should be aware that they will not accept this 20 foot roadway as a county road.

Graves: How long has this property been a trailer court?

Hadley: It was a motel first. That goes back about 25 years. There are 6 units left of it.

Graves: Is there anyone else involved in the deal?

Hadley: There is nobody else involved.

Doherty: It says in a Farm Residential zone that buildings shall not cover more than 30% of the lot area. Have you figured this out?

Mr. Hadley proposed to put 13 - 10x60 trailers and 13 - 26x10 carports on the tract. This would be 14,160 square feet which would be close to 30% of the lot area.

Graves: Are there any other questions? Are there any surrounding landowners here? Were they notified?

Lois: Yes, the persons listed at the bottom of the letter to adjoining landowners were notified. (Copy attached to original copy of minutes)

Doherty: How far is the property from the Irrigon city limits.

Lois: About 1/4 mile.

Dick: The application doesn't specify the number of homes.

Doherty: Was there been space reserved for off-street parking?

Hadley: Just the carports for each trailer.

Graves: Is there a play area?

Hadley: No, hadn't planned one. We could put one here (indicated an area on or near where the road goes through the adjoining trailer park).

Doherty: You should provide plans, including off-street parking and playground area.

Graves: Are you going to use any of the existing park?

Hadley: No, but it would be available for parking.

Graves: Should we hold over until material is furnished?

Doherty: I would like to. We have an obligation to the public.

Mrs. Graves set the next meeting for the 4th Monday in August.

Doherty: You should look at the Zoning Ordinance, in particular sections 3.130-3.170.

Graves: Have you looked at the State Mobile Home Court regulations? What is the distance required between trailers?

Hadley: Yes, I don't know.

Dick: We like to know specifically what is required.

Graves: Dennis, would you quote the Fasano case.

Doherty briefly reviewed the Fasano decision.

Mrs. Hadley: Why weren't we notified to bring the map? We just came to attend the meeting. We didn't plan on answering questions.

Doherty: We have to have documentation. This is a substantial change to the ordinance requirements.

Mrs. Hadley: I don't think so.

Dick: You should realize this was just reduced from "Farm" zone with 3 acre lot size to one acre.

Hadley: We have talked to the well driller, DEQ, and Health Division. The well driller is ready to start, but if we can't get an ok on this application, there is no telling how long it will take to get him. We can't start the well without your ok.

Graves: Lois, would you print copies of the Fasano decision so people can have a copy.

Doherty: There should be a motion to continue, and Lois, send them a list of requirements.

Lois: Mr. Bounds did ask for a copy of our Zoning Ordinance, but we were out of extra copies, and it was awhile before we sent him one, but he had it for about ten days.

Graves: Bounds has had the book ten days; that's long enough for him to have talked with Mr. Hadley.

Dick: I move that we continue this hearing until the next meeting of the Commission on the 4th Monday in August, the 26th. Seconded by Cutsforth & carried.

9:25 PM - Del Piper hearing

Mrs. Graves: We will now hear the application for change of zone from Farm to Commercial on approximately 3 acres out of Tax Lot 3491, Sec. 27, T 2 S, R 25 E, by Delbert Piper, agent for the property owner, Gail McCarty. Intended use is for a market. The property is on the northeast side of Hwy. 207 (74) approximately 1/5 mile north of the Heppner city limits, and immediately south of the seed treating plant.

Del Piper presented a plat of his proposed development. He said he had a letter of approval from the State Highway Div. approving the entrances at each end of the tract, and that he had received approval from the city of Heppner to obtain water from them. The drainfield will be on the north side of the tract towards the seed treating plant, although it is not shown on the plat. Parking spaces would take about 200 square feet each.

It was mentioned that setback requirements would apply to the building, not to the parking lot.

Graves: Have you talked to Heppner about annexing to the city?

Piper: Have discussed it briefly, but Currin property is between us and the city limits.

Doherty: Have you checked out city specs in case of annexation?

Piper: No, we could look into it though.

Dick: Where is ingress and egress for trucks?

Piper: As shown on the plat, however we are moving the building over 18', reducing the open area on the south end of the building, so it will be wider instead of the 12' strip shown.

Dick: What is elevation above highway?

Piper: Will be 3' above highway. We have made excavation to check for rock.

Are you aware of the sign requirements in the Zoning Ordinance, and that the Highway Dept. has control over signs along state highways.

Piper: I will comply with sign requirements.

Dick: I checked with Randall Peterson, but he couldn't find a copy of the comprehensive plan for Heppner for the area outside the city limits. I felt they might want to make a recommendation. Were they notified?

(Note: Before the Zoning Ordinance took effect, the cities had jurisdiction for the areas surrounding cities.)

Lois: Yes, Randall Peterson of the Heppner City Planning Commission was notified of this hearing.

Graves: Is there anyone else who would like to speak?

Goodyear: I would like to ask about what kind of signs they will have, will there be flashing signs?

Lois: They would not be allowed. Quoted Section 3.380 in the Zoning Ordinance.

Goodyear: Yes, that is what I wanted to know, whether flashing or "rolling" signs would be permitted.

Harold Flynn, Oregon Highway Division Maintenance Supervisor at Heppner, said there was no objection from his department concerning the exits onto the highway.

United Retail Merchants representative said "we have worked on this plan for 16 months and have been thorough in considering all problems. We feel we can retain shopping in the area, and the market will be an asset to the community."

Lois: There will be quite a steep bank when the excavation is done. Will a steel and/or concrete retaining wall be needed to prevent dirt and rocks from sliding down in case of heavy rain?

Piper: The contractor thinks it will hold ok.

There will be 18" culverts along the state highway where the exits are onto the state highway.

Several expressed concern about the need for a speed limit or possibly caution signs on out beyond the Kinzua mill as it is all a rather congested zone.

Motion by Cutsforth, seconded by Lindstrom, that the zone change from Farm to Commercial on the 3 acres requested by approved. Motion carried.

Doherty: Do we have any applications for planner position?

Lois: Just one, and he won't know until the first of the month which of several positions he will take.

The meeting adjourned about 10:00 PM.


Lois M. Allyn
Planning Office Secretary

* Doris Flynn and the Heppner Gazette of 7-25-74 reported Hadley said 15 trailers instead of 13.

file

MINUTES OF THE MEETING OF THE
MORROW COUNTY PLANNING COMMISSION
Courthouse, Heppner, Oregon
Aug. 26, 1974, 8:00 PM

Commission Members Present:
Dorris L. Graves, Chairman
Fritz Cutsforth
Ed Dick
Gene Trumbull
Ernest Jorgensen

Others:

Dennis Doherty, Deputy District Attorney
Lois M. Allyn, Planning Office Secretary
Arthur N. Doubledee, Box 191, Boardman
Arthur D. Doubledee, Milpitas, Calif.
Steven H. Sackmann, Othello, Wash.
representing Willow Creek Farms, an
association of the P. J. Taggares
Company and J. R. Simplot

Jack L. McFadden, Boeing Agri-Industrial
Company, Boardman
Mr. & Mrs. Harold S. Hadley, Irrigon
Mr. & Mrs. Roger S. Bounds, Hermiston
Mrs. Leslie L. Conboy, Hermiston
Warren Hastings, Portland Gen. Elec., Portland
Ernie Ceresa, Gazette Times, Heppner
Glen Ward, Wildlife Commission, Heppner
Dave Franzen, Soil Cons. Service, Heppner
Harold Kerr, County Ext. Agent, Heppner
Paul W. Jones, Morrow County Judge
Terrence O'Neal, Heppner
Cdr. G. W. Cobb, U.S. Navy
Avon Melby, East Oregonian correspondent, Hepp.
James O. Burns, Gilliam County Judge
Carl E. Myers, Condon

Mrs. Dorris Graves, chairman, called the meeting to order.

8:10 PM - Hadley hearing (continued from July meeting)

Mr. Hadley presented a plat map of his proposed trailer court addition. It will not accommodate anything over 14 feet wide. Each stall is 35 feet wide. Trailers could be no longer than 60 feet as the spaces are 70 feet long. The road along the west side of the tract will be 30' wide. There is a play area on the adjoining lot of 2700 sq. ft. There will be concrete pads. Mr. Hadley said he had talked to the Roadmaster, Mr. Sherer, and Mr. Sherer had reported to the Planning Office that he could see no problem with the entrances to the park.

Hadley said he had existing visitors parking for 12 vehicles on the adjoining lot, and laundry and restroom facilities.

There are gravel roads now, but Mr. Hadley said he wants to pave the roads in the park when he is able to.

Jorgensen said he had looked at the site and it looked ok to him.

Dick: Was this application for a conditional use or zone change?

Mrs. Graves: For a conditional use permit.

Question re distance to adjoining property lines - Mr. Hadley said it would be 26' to adjoining property lines. The SW corner of the map he presented is not quite to scale as he ran short of paper.

Dick: This is not platted or a subdivision is it?

Hadley: No.

Doherty: Were adjoining landowners notified again? Lois: Yes.

Mrs. Graves asked if there was anyone present who wanted to speak concerning the proposed trailer court, and no one did.

Jorgensen moved, seconded by Cutsforth, that a conditional use permit be granted to Mr. Hadley. Motion carried.

8:30 PM - Doubleddee Hearing

Arthur N. Doubleddee presented an area map and a plat map of his proposed development and a written statement concerning his intended retail nursery business.

He said it would be a family operation. They plan on going into the landscaping business, and this would be a place for samples and people could buy them.

Question raised by Harold Kerr and Judge Jones if this wouldn't be a farm use and no permit needed.

Mrs. Graves: Would you plant some of the plants and then take them up?

Doubleddee: Yes some. Will be bringing in plants from the Tri-Cities and selling direct. We want to be ready by next spring. I have talked to neighbors and they think it will improve the neighborhood. It is on 30th roadway. The shade house will be about 60^{ft} back from the road.

Trumbull: You are establishing a precedent that you won't allow retailing all over the county.

Jorgensen, Cutsforth and Kerr still questioned whether it wouldn't be a farm use so no conditional use permit would be needed.

Trumbull: Not everyone is as considerate as Mr. Doubleddee.

Dennis Doherty: There is no question but what it would be a farm use if he were selling products he raised, but where he is bringing them in in pots and they aren't being planted, then it becomes a retail business.

Mrs. Graves: Would be similar to melon stands which sell more California melons than local melons.

Trumbull: I move we grant the applications for a Conditional Use Permit, and subject to the County Court's approval, the amendment to the Zoning Ordinance, and further that we recommend approval of said amendment to the County Court. Seconded by Ed Dick and carried.

8:55 PM - P. J. Taggares hearing

The Taggares Company was represented by their general counsel, Mr. Steven H. Sackmann. He asked Mrs. Graves what information was wanted. She asked for a brief background on the company and what their plans were, and then a description of the planned use of the proposed private airstrip.

Mr. Sackmann said the Taggares-Simplot operation here would be known as Willow Creek Farms. They are leasing 16,000 acres of the Boeing tract, and plan on 3,000 acres in irrigated wheat and 10,000 acres in irrigated potatoes. Their pump station is next to Boeing's on Willow Creek. They expect to invest 11 1/2 million dollars in the total cost of the project. Besides the proposed airstrip, they plan to have a shop, 4 or 5 potatoe storage buildings and also fertilizer storage buildings or silos.

The proposed airstrip is 2 miles south and 2 miles west of the Navy's flight corridor now. The purpose is a base for spray planes, as they would have additional travel of 5 or 6 miles to use the Boeing strip. Sackmann said for the first year, we will be flying in crews morning and night. We have some people living in Arlington. The flight strip will also be used by the farm manager and employees of the company.

He said that in a letter to the Navy, they had outlined their use schedule. They would be spraying early and late, the wind has to be right. "We have not contracted with spray planes. We don't have our own." "We have radios in our own planes. If we can keep radio contact, I don't feel it would be a safety factor." I question whether a conditional use permit is needed. We have talked to Portland General Electric and the Navy. This is an F.A.A. restricted area. We would have to work something out with them. Boeing allows no housing on the project. We asked for a conditional use permit to get this step out of the way.

There was some question and discussion of whether other farming operations in the Boardman area may be spraying in the restricted zone.

Commander Cobb said there was none that he knew of.

Commander Cobb, using a map of the area showing the air corridors, which he furnished to the Planning Commission, pointed out the site of the proposed airstrip.

He said they are not operating in the NE corridor towards Sabre farms. "We don't care about ground use, but are concerned about air safety. If we change air corridors (to accommodate Portland General Electric's proposed Pebble Spring nuclear plant), the airstrip would be right in our path."

We have sent letter to FAA asking for inspection. We defend our right to priority use of the air. Whatever arrangement is work-out, we want formal letter of agreement signed.

Trumbull: Would there be objection to the spray planes whether the airstrip was there or not?

Cdr. Cobb: Yes.

McFadden: They also have to get permission to fly over Boeing's test site. The Boeing airstrip is not in the Navy restricted area.

Jorgensen: I think we should grant the permit and let them fight it out.

Dick: This is normal part of farm operation.

Graves: We are interested in safety, and we consider this factor at hearings. How long a lease do you have?

Sackmann: 30 year lease.

McFadden: The Pebble Spring plant won't be in operation until 1981. Most of the use by Taggares will be in the next couple years. It is mainly a scheduling problem until Pebble Springs is in operation.

Graves: Does anyone else want to speak?

Judge Burns: This is satisfactory to us. We came to observe.

Warren Hastings: The Navy is willing to rotate (clockwise) their present air corridor to miss proposed Pebble Springs plant.

Dick: I move the Conditional Use permit application be granted, realizing that they have problems with the Navy and others to be worked out.

Motion carried.

Mrs. Graves asked Cdr. Cobb where the planes come from.

He said from Whidbey, to south of Yakima and across the river at Arlington. We have 4 low level training routes. All basically end up north of Arlington. About 5 % of flights are from Condon. We fly under commercial planes.

Mr. Hastings mentioned public hearings of the Nuclear and Thermal Energy Council. Discussion will include coal fired plant.

Since Mrs. Graves planned on being away, Gene Trumbull volunteered to represent the Planning Commission at the Boardman hearing of the Nuclear and Thermal Energy Council on Oct. 1.

Judge Jones announced that the Land Conservation and Development Commission would meet at Condon Sept. 23.

The meeting adjourned at 9:50 PM.


Lois M. Allyn
Planning Office Secretary

(Note: The amendment to the Zoning Ordinance to add under Conditional Uses in a Farm Zone, (13) Retail Nursery Business, was approved by the County Court Sept. 18, 1974.)

File

MINUTES OF THE MEETING OF THE
MORROW COUNTY PLANNING COMMISSION
Jury Room, County Courthouse
Heppner, Oregon
8:00 PM, Sept. 23, 1974

Planning Commission Members Present:

Mrs. Dorris Graves, Chairman
Mrs. Virginia Grieb
Roy W. Lindstrom
Ernest Jorgensen
Harold Rash
Gene Trumbull
Ed Dick
Alma Green
Fritz Cutsforth

Others:

David Moon, County Planning Director
Harold Kerr, County Extension Agent
Jim Thompson, representing City of Boardman
Dennis Doherty, Asst. DA
Terrence O'Neal, Heppner Gazette
Avon Malby, East Oregonian reporter, Heppner
Lois M. Allyn, Planning Office Secretary

Mrs. Graves opened the meeting at 8:00 PM with all planning commission members present.

David Moon, who was appointed by the Court as planning director, and began his duties on Sept. 16, 1974, was introduced to those present.

8:05 PM - Public Hearing, City of Boardman application for permit for sewer lagoon

Jim Thompson appeared to represent the City of Boardman. Using a map, he pointed out the location of the proposed lagoon, and two possible routes for the pipeline to the lagoon. He said the lagoon would take ten acres and the other 67 acres would be used for alfalfa. Any crops would be used for livestock feed. Income would help offset the cost of operating the system. He said they need the new system immediately. The present system was built for 500 homes, and is overloaded. The new system will meet long range projections for 4,000 population. The irrigation water will be treated effluent. The land is owned by Burlington Railroad. "We have easements through Port lands, but not by Columbia Blvd. There are a lot of utility easements there already on the Port lands."

Doherty: Does the Port of Morrow feel this is compatible?

Thompson: Yes, their engineers had objected, but withdrew their objections upon assurance wells would not be contaminated and that the lagoon would be properly sealed to prevent any such contamination. He quoted letters from the State Engineer, DEQ, and EPA approving the site if the lagoon is properly sealed. The city expects to receive \$725,000 in grant funds. Total cost of the project is \$1,093,000. In reply to a question, he said there are no homes in the area.

Trumbull: Is that where Tatone has a circle?

Thompson: Yes, a half circle.

Kerr: Where is site for solid waste?

Lois: About 2 miles east.

Trumbull: The present system is a health hazard right now.

Graves: Are there any more questions?

Trumbull: I move we grant this use permit under Section 2.010(2) of the Zoning Ordinance, and that the Planning Commission rule that this is on the basis of it not being specifically listed in any zone. Seconded by Grieb.

Dick: I don't understand why we don't have a recommendation from the City of Boardman Planning Commission. Were they notified?

Lois: Yes, they were notified, and read the list of those who received the adjoining landowner notice.

Thompson: I represent both the city and planning commission.

Motion carried. Mr. Thompson was advised that he would receive a formal notice of the action of the Planning Commission.

8:30 PM - Should governmental units be charged hearing fee?

The Planning Commission approved charging governmental units the \$10.00 fee, since this is a modest amount and only covers the cost of publishing the legal notice, postage for notifying adjoining landowners, telephone calls in regard to the hearing, etc. The county would otherwise have to absorb this expense.

8:35 PM - Building permits

The Planning Commission members discussed at some length whether building permits were being obtained. It was felt that many people were not obtaining such permits, with mobile homes presenting the most serious problem.

It was suggested that we see if the REA would help by checking whether new applicants for electric service had building permits as it was felt that many times this would be a way of finding such people.

Dave said that the Dept. of Commerce, who issues electrical, plumbing, and building inspection permits, have promised to not issue permits without prior approval of the Planning Office. Also the Department of Environmental Quality has also promised they will not issue permits without our prior approval.

Gene Trumbull said he had been told that the Department of Environmental Quality was not checking out septic tank installations where applications had been filed. Dave said the Planning Office had also received some similar complaints. They claim they don't have an adequate staff.

Mrs. Graves: We should get onto the Senators who passed the laws.

Lois: The Dept. of Commerce was supposed to start building inspections July 1, but we did not receive their application forms until the first of August. Just before Dave came to work, I sent 51 letters to people who had brought mobile homes into the county. This was from information from the Assessor's office. I also sent letters to the area mobile home dealers, transporting firms, and PUC offices asking their cooperation in advising people that permits were necessary.

Trumbull: Maybe we need some educational meetings.

Zoning signs are in place on roads. Discussion of ways of informing the public that permits are required. Suggestions included newspaper publicity (the Gazette has rather limited circulation in the North end), posting notices, etc.

9:00 - Amendment to zoning ordinance for tax assessment purposes

The "Exclusive Farm Zoning" in the present ordinance has never been applied. All land not otherwise zoned is zoned "Farm" with a minimum 5 acre lot size.

Zoning ordinances must be revised to comply with the requirements of SB 101 as they relate to farm use assessment of taxes and inheritance taxes.

The minimum lot size would be left to the option of the planning commission.

In discussing the revision prepared by Dennis Doherty, Ed Dick said he couldn't see where a house (except for the farm owner) would be compatible.

Mrs. Graves: That provision opens the door.

Doherty: If a house were built in an exclusive farm zone, it couldn't be sold without the minimum lot size.

Grieb: Does it spell out how the County Court will police it? The Judge says Wallowa County went to 40 acre minimum lot size.

Moon: So did Union County.

Doherty: The DA is supposed to review farm deferred lands every year. Five acres would be no real change.

Trumbull: 5 acres would be good.

Kerr: Minimum acreage could be raised later.

Trumbull: Would like to have hearing in the north end.

Doherty: Yes, would like to.

Mrs. Graves set the next meeting date, at which the revisions to the zoning ordinance will be heard, at the new Morrow County office at Irrigon on Oct. 28, the 4th Monday. Mr. Lindstrom will be chairman as Mrs. Graves will be away.

Mrs. Graves called for a motion on the suggested revision. Cutsforth moved that Sections 3.010 through 3.090 (the present EF and F zones) be deleted, and the revision furnished by Dennis Doherty be substituted, that it be called a "Qualified Farm zone", and that the minimum lot size be 5 acres. Motion carried.

Mrs. Graves suggested that we check with Kelley Woods of the Nuclear and Thermal Energy Council to see if we are expected to make a presentation at the Oct. 1 hearing at Boardman. She said this hearing will also concern coal fired plants.

The meeting adjourned at 10:00 PM.

Lois M. Allyn
Lois M. Allyn
Planning Office Secretary

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MINUTES OF THE MEETING OF THE
MORROW COUNTY PLANNING COMMISSION

Irrigon, Ore.

Oct. 28, 1974 - 8:00PM

Planning Commission Members Present:

Roy W. Lindstrom, Vice-chairman
Aima Green, Secretary
Ernest Jorgensen
Gene Trumbull
Virginia Grieb
Harold Rash

Others Present:

David Moon, Planning Director
Lois M. Allyn, Planning Office Secretary
Dennis Doherty, Asst. DA
Harold Kerr, County Extension Agent
Faye Anderson, Rt. 1, Box 81, Boardman
Martha Baker, E. Wilson Road, PO Box 115, Boardman
Virginia Minton, Rt. 1, Box 77 B, Boardman
Al Riggs, Rt. 2, Box 159A, Irrigon
C. Denton, Rt. 2, Box 159, Irrigon
Elmer & Grace Steers, Heppner
Chester A. Wilson, Irrigon

Mr. Lindstrom, Vice-chairman of the Morrow County Planning Commission, called the meeting to order at 8:00 PM.

8:00 PM - Steers Hearing

Mr. Lindstrom advised those in attendance that the Planning Commission had received a Variance request from Mr. and Mrs. Elmer Steers, Heppner, to place a mobile home on their property in T 2 S, R 26 E, Map 34DD, Tax Lot 1200, consisting of .91 acre, located on the state highway approximately 200 feet south of the Heppner city limits. The residence will be used by Mrs. Steers' mother.

Mr. Steers said the property is served by city water.

Mr. Lindstrom asked if any objections from neighboring land owners had been received. Mrs. Allyn said none had been received at the Planning office.

Mr. Steers said we have 2 septic tanks and drain fields, one 750 gallon and one 500 gallon tank.

Dave Moon: DEQ would require a 900 gallon tank for mobile home.

Steers: The second system has been idle for 4 years. We had it pumped out recently and it looks ok. We want the house for my mother-in-law. She gets \$122. a month Social Security and pays more than that for rent now. We want to get about a 10x45 mobile home for her. Our family of 4 used this septic tank for 7 or 8 years without any trouble. We decided we needed a bigger house, and put in the larger tank then.

Trumbull moved, seconded by Grieb, that the Variance be granted. Motion carried unanimously.

8:08 - Baker Hearing

Mr. Lindstrom said a zone change request from "Farm" to "Farm Residential" had been received from Baker's. The property fronts on Wilson Road, just west of Olson Road, southeast of Boardman. The tract contains 5.95 acres, and is described as T 4 N, R 25 E, Map 16 AD, Tax Lot 900.

Mrs. Baker said she thought their property would be zoned FR at the time the zoning ordinance was adopted. She said she had talked to most of the neighbors and they are in favor of a zone change to FR, although they do not care to pay the \$10 fee for a change. Many of the tracts near theirs are smaller, close to an acre in size. She said they have

a repair shop on the property which has been under construction for several years. She said her husband expects to be at home more this winter and should be able to complete it. It will be large enough to service large, heavy equipment. She questioned whether the zone change would change the tax structure. Trumbull and Jorgensen both said it would have no effect on the taxes.

Mrs. Baker: I didn't get to talk to Homer Pritchard, but he isn't an adjoining landowner.

Lindstrom: Did any of the neighbors object?

Mrs. Baker: No, most of them thought the area should be changed.

David Moon: Are you going to split this into separate tracts? Four or more would be a subdivision.

Mrs. Baker: No.

Rash: I move that Baker's request for a zone change from Farm to Farm Residential be granted. Motion carried.

There was some discussion of rezoning some of the area around Boardman to Farm Residential. One other tract nearby was rezoned earlier. Mr. Kerr mentioned that the area around Irrigon was rezoned to get away from spot zoning.

Question by Miss Anderson concerning compliance with City of Boardman ordinance and building requirements.

Doherty: You don't have to comply with the city zoning ordinance since there is a county zoning ordinance. Before the county ordinance was adopted, the cities did have jurisdiction 6 miles out.

Lois: I might add that the City of Boardman is having Larry Phillips do building inspections, but that the county is utilizing the services of the State Department of Commerce building inspector.

Mr. Lindstrom asked the others present if they had anything they wished to discuss.

Mr. Denton: What do I need to do to start a furniture auction mart?

Jorgensen: Do you have an existing building?

Denton: I will use a barn on the place. We have plenty of parking.

Dave: It would require a zone change.

Denton: I'd have to go to Happner to apply?

Dave: No, I'll be here Thursday and have the papers with me.

Doherty: It could be considered under Section 2.010 of the Zoning Ordinance. How often would you hold sales?

Denton: Every two weeks.

Dave: You would follow the same procedure as a Conditional Use.

Doherty: You would get away from rezoning to Commercial and could give a permit for a

limited period of time, say a year.

Riggs, who is a brother-in-law of Denton and an adjoining property owner, had no objection to the idea.

Harold Kerr gave the schedule of use of the new office in Irrigon. The Extension Service uses the building on Tuesdays, the Juvenile Counselor and Children's Services Division on Wednesdays and the Planner on Thursdays, besides the justice court using the building.

Mr. Trumbull reported that at the meeting at Boardman on Oct. 1 concerning the proposed power plants that it was his understanding they are ready to let contracts on two plants. He said he was asked whether the Planning Commission had made requests for them (PGE) to pre-pay tax services. "We need to show an interest in this." The Planning Commission took no formal action, but the consensus was that the Planning Commission would support such an idea and should look into the matter.

8:40 PM - Zoning Ordinance Amendments Hearing

There was discussion of what effect the Qualified Farm Use zoning would have. It was decided that because of unresolved questions, the subject would be left for the next meeting of the Commission. Harold Kerr said that Lois had suggested that "Farm" zoning be left in because some relatively large holdings, Kinzua's for instance, do not have have farm deferral.

Rash said he didn't have farm deferral on his place. They had investigated when farm deferral taxation went into effect, and didn't feel it would be to their advantage.

Kerr: It would probably be to your advantage to check into it because of the increase in land prices.

Most of the other proposed changes were accepted. Trumbull suggested fairly stringent setback requirements in Commercial and Industrial zones, because a variance could be granted in individual cases.

The next meeting of the Planning Commission was set for Monday, November 25, but the time was not set.

The meeting adjourned at 9:30 PM.

Lois M. Allyn

Lois M. Allyn
Planning Office Secretary

PS: A limited number of copies of the present ordinance, showing the proposed changes, are available. New copies of the ordinance will be typed and distributed after the changes have been finally adopted by the County Court.

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MINUTES OF THE MEETING OF THE
MORROW COUNTY PLANNING COMMISSION
Courthouse, Heppner, Oregon
Monday, Nov. 25, 1974 - 8:00 P.M.

Planning Commission Members Present: John Skow, Heppner, Chip-A-Way Transport
Roy W. Lindstrom Marjorie Acock, Irrigon
Ed Dick Juanita Brown, Irrigon
Virginia Grieb David V. Eppenbach, Irrigon Planning Commission
Dorris Graves Orville Buchanan, " " "
Ernest Jorgensen Ruth Bentley, " " "
Fritz Cutsforth Wilma Elgin, " " "
Alma Green (arrived late) Margaret Jorgensen, " " "
DeI Smith, Western Empires Corp.
Pat Smith, " " "

Others present:
Dennis Doherty, Deputy District Attorney R. L. Brittner, Heppner
David Moon, Planning Director Fred Nishimura, Desert Magic, Boardman
Lois Allyn, Planning Office Secretary
Harold Kerr, County Extension Agent
Glen Ward, Wildlife Commission, Heppner

The meeting was called to order by Chairman Dorris Graves at 8:07 P.M.

Desert Magic Hearing

Fred Nishimura, Secretary-Treasurer of Desert Magic, appeared to represent them.

They had filed an application to place approximately 10 trailers on their property South of Hwy. 730 and Paterson Ferry Road. Persons occupying the trailer spaces could either own their trailer, or rent from Desert Magic.

He said they didn't like the term "labor camp". He said they will have water and sewer system, concrete pads and electric service. Nishimura said he was under the impression that Scott Easter, (who works for Desert Magic) had applied for a trailer park.

Jorgensen: Do you have the old McKenzie Park?

Nishimura: No, we are selling off the one in town also. We still have the undeveloped land.

Question re charges - No, we do not charge park rent to our people. Some do not have transportation, some do not speak adequate English. We feel we can take better care of them in this park outside of town.

Jorgensen: This would actually be a mobile home park.

Nishimura: Yes, DEQ has made strict requirements. The park area is about 4½ acres. The area cannot be sprinkled by center pivot sprinklers. Water is from well drilled by Ellis. We also have another well that could be used.

Kerr: There could be problems with school bus transportation, adequate roads, etc.

Nishimura: There is already a problem. This is the center of activity. We don't anticipate many more. Of course, I can't speak for others. Six trailers, six families will be moved from McKenzie park to here. Four of the families are foremen.

Mrs. Jorgensen: Mrs. Sullivan called me today and was opposed to labor camp. The use of the term "labor camp" perhaps gave wrong impression.

Dennis Doherty: In "F" zone, trailer park is not an allowed use. We could re-zone to "FR" since this borders "FR" zone, or you could add to "F" zone Conditional Uses.

Ed Dick: I believe mobile home park would have a lot more requirements than labor camp.

Dennis Doherty: State Health Division supervises labor camps also.

Doherty: Is the camp completed?

Nishimura: No.

Doherty: Is it critical to have it before spring?

Nishimura: Yes, we want to get it completed before freezing weather.

Lois: What about if this is in QF zone?

Doherty: It would be an allowed use.

Nishimura: We are liquidating trailer sales under Desert Hills as part of sale agreement of Desert Magic to Brewer.

Kerr: What if they work at the processing park, would they still be considered farm labor?

Doherty: I don't think so.

Nishimura: The plant is an integral part of the farm operation.

Cutsforth: If it qualifies as a labor camp, it can be exempt from certain taxes.

Grieb: I thought Desert Hills would take care of this.

Nishimura: No. Housing is a priority item. We have no control over what happens in Boardman.

Pat Smith: Does this mean you eventually intend to take these trailers out?

Nishimura: No, I couldn't say that.

Smith: What policing do you have?

Nishimura: We are selective in hiring people, and insisting on maintaining trailers and yards.

Smith: What guarantee do we have?

Nishimura: My word, and we want to cooperate and comply with regulations. We don't want any repercussion developing. I don't want something you can't live with and I can't live with.

Kerr: The Comprehensive Plan calls for growth in cities.

Nishimura: I hope for and support the development of housing in Boardman. It can be up to 30 months before development in Boardman. We must have good men. We want to take care of our people now.

Ed Dick to Dennis Doherty: On what basis could we turn it down?

Doherty: Its a Conditional Use.

Del Smith representing Western Empire: I have seen and heard of up to 15 people in a trailer. If they can police that and keep for single families, we would not object. There is quite an area that is already zoned FR.

Nishimura: What do you mean by policing?

Del Smith: There were reports of 15 people in a trailer.

Nishimura: The U.S. cleared us of that charge. I know we have to police it and its our responsibility.

Graves: Would you be willing to accept Conditional Use permit for one or two years?

Nishimura: Would have to check.

Doherty: Clearly this is a trailer park, and you will have to hear it at the next meeting.

Ed Dick: Would be zone change and conditional use applications.

Doherty: Yes, but it would be one hearing.

Grieb: I question whether we would want to grant this farm labor camp.

Doherty: With QF zoning we would have no jurisdiction.

Lois: We could add a restriction on the number of dwellings.

Dennis Doherty: Labor camp is usually for transient labor.

Kerr: The only way you could do it is to spread them out.

Nishimura: We want them in one place as the water is there and it is close to a good road.

Dennis: Cluster housing is not in line with Comprehensive Plan. Transient housing would be.

Lindstrom: I move we table this until future date. Seconded by Grieb & carried.

9:06 P.M. - Skow hearing

John Skow appeared to answer questions concerning this application for a labor camp.

He said the site is between the Oris Crisp house and the metal shop building used by Chip-A-Way. "We bought 5 acres where the building is, and are in the process of buying 4 more. We want to be able to keep married men working for us. They are more reliable than single men. There is no housing available in Heppner. We just want to use the site until housing becomes available. A trailer park would take a lot more engineering than labor camp."

Lois: The shop area is what was recently re-zoned "Industrial".

Kerr: Would this be in area where floods might occur?

Skow: I don't think so as this is on higher elevation than the new house which had a recent loan.

Dave: DEQ has approved the site for 4 trailers and helped lay it out.

Dennis: This would be a trailer park.

Dorris: Would it make a difference if the owner of the property also owned the trailers? Labor camp would be for transients. Any semblance of permanent residences should be trailer court.

Skow: We just want this to be able to keep people. One woman divorced one of our drivers because of lack of housing. I need it to alleviate my problem right now.

Doherty: You have DEQ approval, and you will need Health Division approval, and electrical service. This is same principle as Desert Magic application. Variance procedure would provide another alternative.

Mr. Brittner: The drainage is rather poor. I wondered if DEQ has approved it?

Dave: Yes, I was with him when they approved it.

Kerr: I am concerned about buildings plugging this canyon.

Jones: I think we should determine if this is in flood zone. I wonder if it fits in with Comprehensive Plan.

Lois: The maps we have do not show this as being a flood-prone area.

Skow: I don't want to get into this, but have to to stay in business.

Ed Dick: The City of Huppner has a stop on building permits.

Skow: Randy Lott has lots all ready except for water hook ups.

Ed Dick: 24 units being built by Kinzua should be ready soon - they were hooked up to water today.

Brittner: I would agree to one year permit. Water never reached that high during 1969 flood.

Skow: They changed the design of the new house to keep it out of flood danger. It will be quite an investment, but have to do it to keep in business.

Doherty: You can go ahead since you have had no opposition.

Dick: I move Chip-A-Way be allowed to construct 4 trailer spaces on described property, for a period of one year ending Jan. 2, 1976. An application for renewal of the Conditional Use Permit is to be submitted then. Second by Lindstrom, motion carried.

LCDC

Memo concerning Dec. 13 meeting of LCDC was read.

Judge Jones: I met with L. B. Day and Jim Smart for 3 or 4 hours Friday, and goals are being re-written on 10 out of the 12 goals. It will be much shorter. Day, the chairman, will shorten and clarify the goals. The goals must be ready to submit to the Legislative Assembly sometime in January. The comprehensive plans of individual cities must agree with overall county plans.

Doherty: On TV today, L. B. Day said he would close up shop if the Legislature doesn't appropriate sufficient funds for operation of the committee.

Jones: Our Comprehensive Plan would probably be inadequate.

Hearing on amendments

The problem of additional dwellings in farm or qualified farm zones will need to be discussed. Consensus of opinion that original "Farm" zone should be kept so that certain lands that were not put into Qualified Farm could be put into that zoning.

The hearing is to be continued at the next meeting of the Commission.

The next meeting was set for Tuesday, Dec. 17, at 1:00 PM at the Courthouse.

The meeting adjourned at 10:20 PM.

Lois M. Allyn
Lois M. Allyn
Planning Office Secretary

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MINUTES OF THE MEETING OF THE
MORROW COUNTY PLANNING COMMISSION
Courthouse, Heppner, Oregon
Tuesday, Dec. 17, 1974 - 1:00 PM

Commission members present:
Dorris L. Graves, Chairman
Virginia Grieb
Alma Green
Gene Trumbull
Harold Rash

Others present:
Howard Stone, Stone Machinery Co., Walla Walla
Dave Moon, Planning Director
Lois Allyn, Planning Office Secretary
Dale Bonar, Soil Conservation Service, Pendleton

1:05 PM - Tatone hearing

Mrs. Dorris L. Graves, Commission Chairman, called the meeting to order. Mrs. Graves said that Steve Corey, of Corey, Byler & Rex Attorneys, Pendleton, had filed an application for a zone change on behalf of Joe Tatone, the owner, and Howard Stone, the purchaser, of a tract in T 4 N, R 25 E, Sec. 10, Tax Lot 2200, consisting of 11.60 acres. They requested a zone change from "Farm" to "Industrial" as Mr. Stone intends to construct and operate a machinery sales and service business. The Planning Commission found that since the tract adjoins the Port of Morrow Food Processing Park, and there are Port of Morrow properties north of the tract which are zoned "Industrial", and that the requested zone change would be compatible with the Comprehensive Plan. Mr. Stone appeared to represent the parties requesting the zone change. He said that Tatone had bought the land from the Bureau of Land Management. A letter had been received from the Port of Morrow approving the zone change, and there was no objection. Rash moved, seconded by Trumbull that the zone change be approved. Motion carried. A letter is to be sent officially advising Mr. Stone of the zone change. Mr. Stone left after this portion of the meeting.

1:15 PM - Desert Magic hearing

Dave Moon announced that Desert Magic has withdrawn their application for a trailer court. Desert Magic has been sold to Brewer, an Hawaii based firm, and they may re-apply for a zone change and conditional use permit at a later date. The application had been heard at the Nov. 25 meeting of the Commission and tabled for future consideration. A letter opposing a zone change was received from Western Empire, an adjoining landowner.

1:17 PM - Denton hearing

Mr. Denton applied for a Conditional Use Permit under Section 2.070(2) of the Zoning Ordinance to use approximately 1/2 acre on the east end of Tax Lot 2000 in T 5 N, R 26 E, Section 23, for an auction mart for furniture and miscellaneous items, excluding livestock. The auctions will be held every other week, or twice a month. The property is zoned "Farm Residential", and is located on Washington Avenue between 6th and 7th Sts. approximately 1 1/2 miles west of Irrigon. The site is between old Hwy. 30 and the river, near the Irrigon Lions Club Building.

Mr. Denton did not appear at this hearing, but had attended the meeting at Irrigon on Oct. 28 and outlined his plans. The sales will be held in a barn existing on the property. No communications were received from adjoining landowners concerning this application. Dennis Doherty had recommended that the application be granted on a year to year basis. Mrs. Grieb said she thought the auction mart could be of benefit to the county.

The Planning Commission members present agreed that the application should be approved, with the following conditions:

1. That the permit would be for one year, ending Jan. 31, 1976, and that Mr. Denton would have to receive an extension of his permit from the Planning Commission in order to operate beyond that date.
2. That the permit was granted subject to any applicable state regulations.
3. That livestock and poultry be excluded from the operation and sales of the auction mart.
4. That the grounds be maintained in a clean and orderly manner so that the auction mart will be an asset to the community.

Motion by Trumbull, seconded by Rash and carried that the Conditional Use Permit is approved with the above conditions.

A letter is to be written to Mr. Denton outlining the above action.

1:35 PM - Dale Boner, Soil Conservation Service

Mr. Boner said they had met with Sabre and other corporate farming operators in the north end, and were now setting up a similar meeting with Taggares-Simplot to talk about their wind erosion control methods. He wanted to know if the Planning Commission members would like to meet with the Soil and Water Conservation District and Taggares. He suggested Jan. 7 as a date.

Mr. Trumbull said he approved of the idea, and would like to have a tour of the various operations in the north end. Mr. Kerr had talked earlier of arranging such a tour.

Mr. Trumbull also said that Senator Jernstedt and Representative Sumner would be in Boardman the morning of Dec. 18, and Alma said they would be in Heppner in the afternoon. They are contacting local people to see what legislation is wanted.

Mrs. Graves: It would be good public relations to meet with the Soil and Water Conservation District.

Trumbull: I took a tour through Sunday which took 3 hours. It would take a full day to see all of it.

Dave Moon displayed a map he had made which shows the circle irrigation now in place east of the Bomb Range Road on Desert Magic, Western Empire, Sabre Farms, Eastern Oregon Farms and Larry Lindsay farms. There are a few private holdings in the area besides the above who are not using the circle irrigation systems. David said he had just received information from the Extension Service that gross sales of agricultural products totaled \$49 million in 1974 compared with \$21 million last year. Of course, part of the increase is due to higher prices.

Dave also reported that the county has applied to the state for additional road funds to improve Homestead, Pole Line, Paterson Ferry, Bomb Range Road, and the Paterson Ferry railroad overpass and the highway interchange.

Trumbull to Boner: Could you set your meeting later in January so we could have the tour first? They are slowed on work now. Taggares has 8,100 acres opened up now. They have plans made through 1986. There is a lake formed by water being drained into it from sprinklers that are turned off, that is, the water drains into the lake instead of back into Willow Creek.

Boner: Yes, we could have the meeting I suggested at a later date.

Dave gave a brief report on the status of solid waste sites.

It was agreed that the next meeting would be Jan. 27, with a tour during the afternoon or all day if that seemed best, and dinner and an evening meeting if necessary to hold hearings.

It was announced that the next RC&D meeting will be Jan. 28.

Alma: My term is up, and so is Ed Dick's. I have tendered my resignation to the County Court. Ed Dick may accept re-appointment.

Trumbull: The County Court should also be invited on this tour.

Lois: There will be one new commissioner.

Dorris: Would like to see what the Campbell and Boeing feedlots are doing.

Lois: We can look at Boeing as part of the tour.

Alma: In checking on terms of planning commission members, they are for four years, they are as follows:

Ed Dick & Alma Green, end 1974

Roy W. Lindstrom, Fritz Cutsforth, Virginia Grieb, Dorris Graves, end 1975

Ernest Jorgensen, Harold Rash, end 1976

Gene Trumbull, ends 1977

Boner: There is a new bill which would allow wind erosion control districts, and a hearing procedure to control problem areas. It would take a county ordinance after the bill is passed to put it into effect.

Trumbull: I am opposed to more controls as long as we can work as neighbors to control problems.

Boner: Yes, but we have 15 car pile ups from wind erosion along the freeway and people killed. The dust has to be the responsibility of adjoining landowners.

Dorris: The Lexington Blow Control District has worked well.

Gene: You can tell newcomers on any windy day.

Dorris: I've also known some natives who have worn out 2 or 3 ranches.

Dave Moon: The LCDC goals will become law Jan. 1 -- Alma, unless the Legislature doesn't vote money for the committee.

Boner: The new wind erosion control law will give counties control instead of DEQ.

Dorris: Cogan said they intended to go to all agencies to get material to implement their regulations. If so, what do we need LCDC for, why not use existing agencies.

Alma: And that changes the function of present agencies.

Dorris: I asked about funds and Cogan said to write Legislators. They are estimating up to 5 1/2 million.

Dave: I have talked to all 5 towns, and they all agree they couldn't comply with new LCDC law.

Dorris: They are talking about 3 million to go back to counties and towns.

Dave Moon: We have checked with several firms, in response to request from LCDC for estimate of how much it would cost to update all Morrow County and cities' plans, and they all estimated from 75 to 100 thousand dollars.

Dave read added amendment he proposed adding to the Zoning Ordinance, outlining labor camp provisions, as follows:

Under Section 1.030. Definitions

(33) Mobile Home Park means any place where two or more mobile homes are parked within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of the use of facilities, or to offer space free in connection with securing the trade or patronage of such person.

(36) Farm Labor Camp means any place where two or more dwelling units are constructed within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, of which the primary purpose is to rent space or keep space for rent to migratory laborers involved in the normal farming practice of land under the same ownership, for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person.

Section 3.040. Non-Farm Uses Permitted.

(5) The dwellings and other buildings customarily provided in conjunction with farm use, referred to in Section 3.020(1) above, not including those developments defined in this ordinance as Farm Labor Camp or Mobile Home Park.

Section 3.050. Non-Farm Uses Permitted Subject to Approval of the Planning Commission

(7) Farm Labor Camp as defined in this ordinance.

The members agreed that a definition of labor camps was needed. Dave pointed out that Webster's dictionary defines labor camps as being for transient or migrant labor.

There followed a discussion of the problems and principles involved in managing migrant labor.

Gene Trumbull: They are nomads. They should be the responsibility of land owner.

Alma: They need many special services.

Rash: Think they should be out on the farm.

Dorris: Australia has the same problem, as far as teaching language other than English. Austrians who have immigrated want to have their language taught in schools.

Comment that there was a demand that Spanish be taught in schools in areas including the Willamette Valley, Washington, and California. Those present thought that the children should learn the English language.

Gene: These people chose the migratory life. They wouldn't change if offered the opportunity.

Dorris: Growers have closed many labor camps in the Valley because of government regulations and destruction by migrants of the facilities provided.

Gene: McKenzie park has been sold to Whitney, and conditions are improving now. He is from Athena, and I used to be associated with the chemical company owned by his family. I do not want labor camps in the city.

Dorris: Has Del Piper made any progress on his plans?

(Note: He has application forms, but has not returned them, or made any indication of any progress)

Lois: The charts I am passing out show the relation of tax classification to zoning. I am in the process of going through all ownerships to check on actual zoning. One question I have is how you want recreation properties zoned?

Under particular discussion was the Blake 3rd subdivision which has mostly 5 acre lots. In order to prevent these lots and similar sized lots from being divided, they had been left zoned "Farm". However, it was felt that the obligation of the county is less to provide certain services to recreational areas as opposed to year-round residences. A five-acre lot size would provide uniformity with that required in "Farm" zone.

Motion by Grieb, second by Trumbull, to increase minimum lot size in Recreation Residential zone to 5 acres. Motion carried, with Mrs. Green abstaining from voting. It was understood that the Planning Commission could grant variances for smaller lot sizes when the circumstances warranted, and that the policy of the Planning Commission would be fairly liberal in this regard.

Lois: In going through the maps, I have noticed a number of small, isolated bits of land that might be developed if the rancher wanted to sell them. A variance could reasonably be granted for such places. Now, there are some other areas I have questions about. What about Hardman, its actually an incorporated town, but has no officials, so the County Planning Commission would take care of it. It has been platted, therefore, it was agreed it should be zoned "Farm Residential".

Lois: Now, there are some more individual properties I have questions about. Would you want to appoint somebody as a committee of one to go over them with me? It was decided that Lois should go ahead and zone the rest of the county, using as a guide the chart prepared, and the Planning Commission would check the zoning at a future meeting.

The meeting adjourned at 3:00 PM.


Lois Allyn
Planning Office Secretary