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MINUTES OF THE MEETING OF THE  
MORROW COUNTY PLANNING COMMISSION  
Irrigon Office Bldg., Irrigon, Ore.  
March 17, 1975 - 8:00 PM

Planning Commission Members Present:  
Dorris Graves, Chairman  
Virginia Grieb  
Roy W. Lindstrom  
Eric Gutsforth  
Ed Dick  
Ernest Jorgensen  
Gene Trumbull  
Harold Rash

Others Present:  
Leonard Hallock, Babier Bros., Portland  
Chester Wilson, Mayor, Irrigon  
Fred Frederickson, Irrigon  
Fred Stone &  
Scott Foster, Oregon Potato, Inc., Boardman  
Dave Moon, Planning Director  
Lois Allen, Planning Office Secretary

8:00 PM - Babier Bros. Hearing

Mrs. Graves opened the meeting with the hearing on the application of Babier Bros. for a Conditional Use Permit to operate an asphalt plant in T 4 N, R 23 E, Sec. 28, Tax lot 100, owned by the State of Oregon and leased by Beasing. The site is approximately 2 to 3 miles east of the Morrow-Gilliam County line and about 1/4 mile south of Hwy. 80.

Mr. Hallock appeared to represent Babier Bros. He informed the Commission that the site is the same one where McCall is now running a rock crusher; that they have a contract with the State Highway Dept. to pave the slide area now being repaired near Arlington. Some of the gravel will come from a pit near the Hunsell hog farm. They expect to complete work by Nov. 30, 1975, but in case of extremely bad weather, might need more time. It has to be above 600 to pave.

Motion made by Lindstrom to grant the Conditional Use Permit until Nov. 30, 1975, with review at that time. Seconded by Jorgensen and carried.

Mr. Hallock asked if we wanted copies of all state DD) permits. Dave said it was not necessary as long as they have them.

8:10 PM - C. Brewer (Oregon Potato, Inc.) hearing

Mrs. Graves then re-opened the C. Brewer hearing.

They had earlier applied for a zone change from Farm to Farm Residential, and a Conditional Use Permit to operate a 9 unit mobile home court. This was denied by the Planning Commission at their Feb. 24, 1975 hearing.

C. Brewer appealed this decision to the County Court. The County Court at their meeting March 5, 1975, directed the Planning Commission to re-open the hearing because of withdrawal of objections by neighboring landowners.

Dave Moon reported his findings concerning the matter.

Mrs. Graves: The main question is whether we will grant a zone change and a conditional use permit.

Dave reported the findings of the ad hoc committee on housing.

Roy Lindstrom: Is this zoned Qualified Farm? Lois: No, its unaid Farm.

(Secretary's note - although the area under consideration for the zone change was approximately 15 acres in the southeast corner of the NE 1/4 of Sec. 2, T 4 N, R 23 E, there is almost a full section in the tax lot)

Fred Stone: Brewer's philosophy is not to be in housing, but due to housing shortage and need for additional housing, we want 4 or 5 mobile homes at least on this site. There is at least 15 acres in the site. Nine sites were approved by DEQ. It would be used primarily for permanent laborers. It will be landscaped. In reply to a question, he said they will not put in eating place, gas station, etc. With 5 acre lot size, we might be able to put them around the perimeter.

Dave: They have to be 500 feet apart or its still a trailer court.

Darris Graves: It would have to be Farm Residential zoning for mobile home court.

Dave read a proposed mobile home park ordinance.

Stone: Some of this wouldn't apply to us.

Dave: They still need plans for water system and plumbing permit.

Stone: All that's in is the 5,700 gal. septic tank. Sewer lines aren't in. We have some 4 or 5 trailers in McKenzie Park. We want to sell those we have. Would let in employees with own trailers. In reply to a question, Stone said they own some of the mobile homes and employees own some out on the project.

Graves: Any time we have allowed trailers, we have set a definite limit. They started work on this before permits were obtained. Also in Comprehensive Plan it says we don't want to start extra towns. I am in favor of Conditional Use on this so we will have some control.

Trumbull: I move we approve these applications for zone change to Farm Residential and Conditional Use Permit for 9 single family mobile homes, and it will be granted with the understanding they will comply with all state regulations.

Dick: Is this a new application? We took action on one application to deny it.

Graves: The one we denied was from different company.

Dave: They appealed to the County Court, and the County Court directed that the Planning Commission re-open the hearing because of withdrawal of objections by Western Empire and Eastern Oregon Farming, and progress towards obtaining state permits.

Dick: We should have a copy of County Court minutes.

At this point, Stone withdrew his application for a zone change and conditional use permit for a mobile home park, because he felt they could spread the number of trailers they needed around the perimeter of the tract. (Secretary's note: It was brought out in the discussion concerning the applications that by keeping the mobile homes 500 feet apart, and since there is over 600 acres in the tax lot that because of the first tract a mobile home park would not be created, and because of the second, that there would be more than the required five acres for such residence.) Mr. Stone stated that they would not be selling the home sites.

Graves: We should have a written directive from the County Court in a situation such as this.

Jorgensen: I move that we write a letter to the County Court asking for written directive in such situations. Seconded by Ed Dick and carried.

The meeting adjourned at 9:30 PM.

*Louis M. Allyn*  
Louis M. Allyn, Secretary  
Marion County Planning Commission

*File*

MINUTES OF THE MEETING OF THE  
MORROW COUNTY PLANNING COMMISSION  
Courthouse, Heppner, Oregon  
Feb. 24, 1975 - 1:30 PM

Planning Commission Members Present:

Virginia Grieb  
Gene Trumbull  
Harold Rash  
Cornett Green  
Dorris L. Graves, Chairman  
Ed Dick

Others:

Dave Moon, Planning Director  
Lois M. Allyn, Planning Office Secretary  
Larry Mills, Morrow County Grain Growers  
Glen Ward, State Wildlife Commission, Heppner  
Harold Kerr, County Extension Agent, Heppner  
Judge Paul W. Jones  
Clarence McCall, McCall Crushing (left early)  
Paul Warren, Heppner  
Orval Ramle, Dept. of Veteran's Affairs (left early)

Correction

Add to Jan. 27, 1975 minutes: (re Martin hearing) Motion made by Gene Trumbull that a Variance be approved for a 1/2 acre lot size, seconded by Cutsforth and carried unanimously.

Harold Rash suggested that we should check with the West Extension Irrigation District concerning rock removal from their land. Bill Gilbert is their general manager.

2:20 PM - Paul Warren hearing

Mr. Warren had requested a zone change from Farm to Farm Residential, and a Variance to apply to 1.5 acres of his property in order to place a mobile home near the church which is now under construction. The mobile home would be used by persons working on the completion of the church. The property involved is Tax Lot 3100 consisting of 12.74 acres in T 2 S, R 26 E, approximately 1/2 mile northwest of Heppner on State Hwy. 207.

A list of the "adjoining landowners" who had been notified of the hearing was read. No one had called or written objecting to approval of these applications.

Mr. Warren said the mobile home was for temporary use during construction of the church. He intends to donate 1.5 acres out of the 12.74 acres in Tax Lot 3100 along with the church to his denomination. Besides the church under construction, Mr. Warren's residence, and a double-wide mobile home which is now used for church services, are located on the property. All of the foregoing buildings were started or in place at the time the zoning ordinance went into effect, except for the mobile home which he intends to use during construction of the church.

Dick: There is Industrial zone adjoining?

Lois: Yes, Kinzua and Chip-A-Way.

Ward: What about parking?

Warren: There will be a road around to back of the church and we'll need to level area for parking.

Trumbull: What about water and sewer?

Warren: Will put in septic tank and use present well. The road comes off the state highway near Dee Cox road.

Kerr: This seems to me that it would be spot zoning. I question whether a zone change is needed.

Graves: What you really need is just a Variance?

Warren: Yes, can get by with that.

Dick: I move we deny application for a zone change because its not necessary.  
Seconded by Trumbull and carried.

Trumbull: I move we grant a temporary Variance for one year, seconded by Rush and carried. Mr. Warren was instructed to come before the Planning Commission again if an extension of time is needed. A letter is to be written to him advising him of the Commission's action.

2:47 PM - Morrow County Grain Growers hearing

Larry Mills appeared to represent Morrow County Grain Growers, Lexington. They had applied for a zone change from Farm to Industrial on Tax Lot 100 in T 5 N, R 26 E, Sec. 16, consisting of 8.13 acres, located on the Columbia River on the west side of Patterson Ferry Road. Mr. Mills said the property is adjacent to their present elevator. (This tract is already zoned Industrial). He said the only use presently will be for improved access. It is across the road from the Tidewater Barge Lines unloading facility.

Dick: This appears to be a logical extension of present use.

Motion by Green, seconded by Grieb, that zone change from Farm to Industrial be approved. Motion carried. They are to be formally advised by letter.

2:50 PM - McCall Crushing hearing

Charles W. McCall of McCall Crushing had applied for a Conditional Use Permit for surface mining to operate a rock crusher in T 4 N, R 23 E, Sec. 28, Tax Lot 100, owned by the State of Oregon and leased to Boeing. The site is approximately 2 or 3 miles east of the Morrow-Gilliam County line, and about 1/4 mile south of Highway 80. The work is being done under contract from the State Highway Department. Motion by Green, seconded by Dick, that the application be approved. Motion carried. Mr. McCall had to leave before the hearing started.

2:55 PM - Harwood hearing

Robert Harwood, Boardman, had applied for a Variance to place a mobile home (a second residence) on Tax Lot 200, zoned Farm Residential, in T 4 N, R 25 E, Map 16AD. There are 1.72 acres in the tract which is in the vicinity of Wilson & Olson Roads. (Correction note: The public hearing notice sent to adjoining landowners shows this as being zoned Farm -- this is not correct -- this was formerly part of the Donald Rogers property which was re-zoned to Farm Residential). Mr. Moon said he believed Mr. Harwood intends to keep the property in one ownership. The mobile home will have a separate sewer system, but Harwood will furnish water. Trumbull commented that if sold, the property could be divided into one 1-acre lot and a second lot of .72 acres. Motion by Trumbull, seconded by Rush, that the Variance be granted. Motion carried. A letter is to be written notifying Harwood of the Planning Commission's decision. Harwood was unable to attend the hearing because both he and his wife were working.

3:05 PM - C. Brewer hearing

No one appeared to represent them. They had applied for a Zone Change from Farm to Farm Residential on a portion of the southeast corner of the NE 1/4 of Sec. 9, T 4 N, R 26 E on Patterson Ferry Road, 1/2 mile south of the West Extension Irrigation Canal, also for a Conditional Use Permit to operate a Mobile Home Park on the site.

This matter had previously come before the Planning Commission under the name of Desert Magic.

Dave Moon read a letter from Jack Wright of the State Health Division concerning this development. Copy of the letter is attached.

Dave said he had notified the Soil Conservation Service of a severe sand blowing problem where they had cleared the area for the mobile home court.

Western Empire had written earlier opposing this development.

Trumbull: We could table it.

Lois: Do you want to table it or deny it?

Dick: I move that in view of the statement received from the Dept. of Human Resources that the application be denied. Seconded by Grieb and carried. They are to be notified of the Planning Commission action.

3:10 PM - Revised Zoning Ordinance hearing

Dave said that the Dept. of Revenue had approved the revised ordinance, and that from what he had been able to find out, it would meet the goals and guidelines of the Land Conservation and Development Commission. Trumbull: I move we adopt the revised zoning ordinance and recommend its approval by the County Court. Seconded by Green and carried. The County Court will also hold a hearing concerning the revised ordinance before it is finally adopted and in force.

Misc.

Trumbull to Judge Jones: Is anyone going to Salem regarding the LCDC budget?

Jones: No, they are going to have to have money for a staff. It won't get off the ground unless they have money. There is quite a lot of controversy. We have people here who can do much of the work without a lot of money from the state.

Graves: I understood some money would be for mileage of committee members.

Jones: We'd have to have some consultant work.

Graves: I've understood they will work on the Willamette Valley first, and the coast area.

Kerr: I think our Comprehensive Plan already fits.

Jones: We may need to inventory the county to see if we are ok.

Kerr: We should designate growth zones, working jointly with cities. He also asked about having the tour discussed at earlier meetings on Saturday. Some thought it would be ok, but would be bad for some people who do a lot of business on Saturdays, like Cornett Green.

The meeting adjourned at 3:30 PM.

*Lois M. Allyn*  
Lois M. Allyn,  
Secretary

*File*

MINUTES OF THE MEETING OF THE  
MORROW COUNTY PLANNING COMMISSION  
Courthouse, Heppner, Oregon  
January 27, 1975, 1:30 PM

Planning Commission Members Present:  
Dorris L. Graves, Chairman  
Virginia Grieb  
Gene Trumbull  
Harold Rash  
Cornett Green  
Roy W. Lindstrom  
Fritz Cutsforth  
Ed Dick (arrived late)

Others present:  
Roy Martin, Lexington  
David R. Moon, Planning Director  
Lois M. Allyn, Planning Office Secretary

Cornett Green, who had been appointed by the County Court to a four year term beginning Jan. 1, 1975, was introduced as a new member of the Planning Commission.

David Moon reported that the Corps of Engineers would be presenting a flood plain study at Heppner the evening of the 27th. Also that Boardman had been designated as "flood prone", although no one present could ever recall that the town of Boardman had been flooded.

Correction of December minutes - Soil Conservation Service representative should read Dave Franzen instead of Dale Boner.

Roy Martin Variance hearing - 1:35 PM

Mr. Martin had applied for a variance to the lot size requirement in a farm zone. His son, who is associated with him in the farming operation, intends to use the lot for a residence. In order to obtain a GI loan to build the residence, the son must own the property, thereby requiring that it be split out from the rest of the tax lot. Mr. Martin showed a sketch map of the area, and said that due to the location of the present well, which will also be used for the new house; the topography and location of other existing buildings, and the fact they wanted to keep as much land in farm use as possible, that he thought the 1/2 acre behind the present house and shop building would be the best location for the new residence. It will also be close enough that it will serve to prevent theft and vandalism. An easement will be given to provide access to the state highway. This access is already in use.

Zoning Ordinance hearing and other matters - 1:50 PM

Lois: Do you want to zone all farm lands "Qualified Farm" or just those that have farm deferral?

Gene Trumbull: I think we should leave land without farm deferral in F zone and that with farm deferral should be put into QF zone. Other members agreed with this. It was agreed that notice of the inheritance tax affect should be publicized.

Dave reported on tour plans. It is hoped that a tour of the north end irrigated farming operations can be arranged.

There was some discussion of wind erosion problems. Trumbull: Desert Magic had good results by planting corn after the potato crop was harvested. This put a lot of humus in the soil to help hold it.

A copy of the proposed revised zoning ordinance had been mailed to all members.

A chart showing the relationship between Assessor's property classification and zoning will be mailed to members.

Election of officers

Since Mrs. Alma Green, who was secretary of the Commission had resigned at the end of her term, it was necessary to elect another secretary.

Mrs. Grieb moved, seconded by Cutsforth, that the present officers, Mrs. Graves, Chairman and Roy W. Lindstrom, Vice-chairman, be continued for another year. Motion carried.

Dick moved, seconded by Lindstrom, that Lois Allyn be appointed secretary of the Commission. Motion carried. (note that she is not a member of the commission)

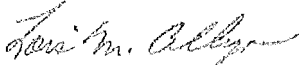
Dave: The special ad hoc committee appointed by Judge Jones to study housing needs in the county met last Wednesday. No one wanted labor camps in or near cities. They thought housing developments should probably be close to cities so they can be annexed. They will be meeting again and making a firm recommendation to the Planning Commission.

Trumbull: Brewer has 100% of Desert Magic. The deal is to be finalized today for 60% of Burlington stock in Desert Magic. Brewer does not appear to be interested in developing housing in Boardman. However, they own the island of Lihai (Hawaii) with their own housing.

Dave: Have they taken over existing trailers? Trumbull: I would think so.

Trumbull reported that summer classes for migrants have been arranged and 40 children are already signed up.

The next meeting of the Commission was set for Feb. 24, the 4th Monday. The time and place will be decided, depending on weather, etc. It was suggested that the meeting might be held at Boardman.

  
Lois M. Allyn,  
Secretary

After the meeting, Ed Dick questioned the definition of "home occupation". He also pointed out that the Planning Commission needs to formally approve the entire revised ordinance and recommend that the County Court approve it.

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MINUTES OF THE MEETING OF THE  
MORROW COUNTY PLANNING COMMISSION  
April 28, 1975 - 8:00 PM  
Courtroom, Courthouse, Heppner, Oregon

Planning Commission Members Present:  
Dorris L. Graves, Chairman  
Cornett Green  
Ed Dick  
Roy W. Lindstrom  
Gene Trumbull

Others Present;  
Mr. & Mrs. James E. Bloodsworth, Heppner  
Harold Kerr, County Extension Agent  
Mr. & Mrs. Earl Bonner, Heppner  
Jerry Crafton, Timbersteel, Inc., Redmond  
Mrs. McCall  
David R. Moon, Planning Director  
Lois M. Allyn, Planning Commission Secy.

8:10 PM - Bloodsworth hearing

Mrs. Graves read the public hearing notice -- "an application for a Variance as to lot size in a Qualified Farm Zone, by James E. Bloodsworth, agent for owner Mrs. Eula Bloodsworth. The application is to withdraw approximately one acre for a residential building site from the rest of the tax lot. Mr. Bloodsworth intends to build a home, and in order to obtain a loan, the property must be in his name. The property is located in T 2 S, R 25 E, the SE 1/4 of Sec. 1, on the west side of Hwy. 207 approximately 2 miles Southeast of Lexington, Oregon."

Cornett Green asked why the necessity for such hearings; he felt that they could just as well withdraw five acres so it would comply with "Farm" zone lot size requirements in case the property was sold in the future. The others felt that in order to keep as much property as possible in farm use, that as long as the application was from a person known to be the operator of a farm or a partner, that it was an acceptable practice to grant variances to lot size under the circumstances such as the present application as an earlier application from Martin's. Mr. Green pointed out that there was no guarantee that the applicant would not sell the house to someone who had no connection with the farm.

Trumbull: I move we grant the application by Bloodsworth for a Variance. Second by Ed Dick, motion carried.

8:20 PM - Bonner hearing

Mrs. Graves read the public hearing notice -- "an application for a Zone Change from Farm to Industrial on a portion of a five acre tract out of Tax Lot 3400 owned by Oris Crisp and sold to Earl D. Bonner, also a Variance as to lot size on a portion of the same five acres. Purpose is to place a truck shop and two residences on the tract. The site is located in T 2 S, R 26 E, N 1/2 of the NW 1/4 of Sec. 27, on the south side of Dee Cox Road, about 3/4 mile northwest of Heppner, Oregon."

Oregon East Engineering, Mt. Vernon, Oregon, had prepared an environmental impact statement and 2 copies of a blue print of the area proposed for zone change and variance. The secretary read the statement, and gave the copies of the blue prints (maps) to the Planning Commission members to study. Mr. Bonner said the site is across from Skow's, which is already zoned "Industrial". He is renting shop space from Skow at the present time.

Ed Dick and Cornett Green were concerned about the turn from the State Highway onto Dee Cox Road (a county road), and also from the county road onto the property. Plans as shown would require going into the on-coming lane of traffic to turn into



the property, and members felt the entrance should be re-designed so this would not be necessary. Motion by Lindstrom to grant the zone change from Farm to Industrial on one acre as shown on the map, with the stipulation that the exit is approved by the County Roadmaster and that legal description of the Industrial zoned area be furnished; second by Trumbull and carried.

Motion by Green, second by Lindstrom to allow Variance to lot size to allow two mobile homes on the four-plus acres, with stipulation that access be at the same point as to the Industrial zoned area. Motion carried. Mrs. Bonner said one of the mobile homes will be moved from the Skow property and out of the bottom of the canyon.

9:05 PM - Keeco hearing

Mrs. Graves read the application as stated in the public hearing notice -- "an application for a Zone Change from Qualified Farm to Industrial by Keeco, Inc., by Ken Evans, vice-president, PO Box 276, Boardman, Ore. The proposed use of the property has not been stated. The property involved is shown on the Morrow County Assessor's records as belonging to A. L. Conforth, et al. The zone change request involves approximately 80 acres - a portion of the NE 1/4 of the NE 1/4 of Sec. 4, T 4 N, R 26 E; a portion of the NW 1/4 of the NW 1/4 of Sec. 3, T 4 N, R 26 E, west of Paterson Ferry Rd.; a portion of the SE 1/4 of the SE 1/4 of Sec. 33 in T 5 N, R 26 E; in the vicinity of the junction of Hwy. 730 and Paterson Ferry Road, between Boardman and Irrigon, Oregon."

Mr. Ken Evans appeared to represent the company. He presented a map of the area, showing the area proposed for re-zoning to Industrial, and the area proposed to be irrigated by circles. He said he wants to put in a repair shop and manufacturing, and pump repair shop. He did not have specific plans for the development or a timetable. There is 236 acres altogether in the tracts. Bonneville Power trunk lines cross the property. Mr. Evans said he has access rights onto the State Highway and also onto Paterson Ferry Road (a county road), and that shops would be along Paterson Ferry Road. The secretary quoted Mr. Sullivan of the State Highway Engineer's office in Pendleton who said that access rights to properties along Hwy. 730 had been purchased at the time the road was re-located, and that any access rights remaining may have restrictions to both width and the purpose for which such access rights may be used. Mr. Evans said he had purchased the property from Conforth. Dave Moon said that while Industrial will allow some commercial activities, that Commercial zoning would not allow Industrial uses. Kerr said he wondered if a zone change was legal when the purpose had not been stated in the application. Mrs. Graves: I do too. Mr. Kerr: I also wonder about sand blow and why re-zone all 80 acres.

Trumbull: It is not practical to farm there? Evans: No.

Trumbull: Would you put gravel or something on to control sand blowing?

Evans: Yes.

Evans: I have talked to Fred Stone and Hilsenkopf (of Oregon Potato) and Jim Thompson (Boardman city manager), and they had no objection to zone change.

Graves: We normally require specific plans for development.

Trumbull: Why didn't you purchase property from the Part of Morrow?

Evans: Since this was not food processing, they would not sell me 4 acres. There is a trucking company down the road from this property.

Lois: It was there before the zoning ordinance went into effect.

Trumbull: Would this be related to farming?

Evans: Yes.

It was noted there are some homes in the nearby farming area.

Dick: When would the 80 acres be developed?

Evans: One-third of the 80 acres would be developed in the next two years.

Graves: Is it a company?

Evans: Yes, we have been an Oregon corporation since 1966.

Dick: As long as the uses are compatible and he recognizes the blow problem, I move we approve the zone change. Second by Trumbull.

Graves: Are we setting a precedent with reference to overall procedure?

Lois: Where was the land you tried to purchase, in the Port of Morrow park or other Port of Morrow properties?

Evans: It was between Prag and Stone Machinery building.

Lois: That would be in the food processing park.

Kerr: 80 acres is enough for another industrial park. There could be problems of congestion. What business will go in there?

Evans: We don't know yet just what businesses will go.

Dave: There would be no restriction other than what's in the Zoning Ordinance.

Kerr: Industrial use might be best.

Graves: This would be the first time we have granted Industrial use without having specific plans for development.

Lois: There is a provision in the Zoning Ordinance that allows the Planning Director to take any building permit application before the Planning Commission.

Ed Dick reviewed the setback and buffer provision.

Graves: Is there any more discussion?

Green: Any objection to limiting size?

Evans: We would like the area we applied for.

Trumbull called for question.

Crafton: Umatilla County has required that permits should stipulate what property can be used for.

Graves: We should add stipulation that Planning Commission should approve all building permits for this site.

Lois: Should also include land uses, as there isn't always a building involved.

Motion by Dick, second by Trumbull, to approve zone change from Qualified Farm to Industrial, on area described on map, with stipulation that all building (zoning) permits and industrial uses of the property be approved by the Planning Commission, and that a legal description of the area being re-zoned be furnished. Motion carried. Letter will be sent.

Mrs. Graves: The County Court must also approve.

9:40 PM - Crafton

Mr. Crafton appeared informally before the Commission to inform them of his intention to subdivide an area across the highway from Desert Farm Supply, which is about 3.7 miles west of Irrigon. He expects to build 50 homes on about 62 acres. The zoning is ok, but subdivision ordinance applies. He plans to put in individual septic tanks and probably also wells, if DEQ approves. The Bonneville trunk line crosses the property, and there is also a small pond on the property.

9:50 PM - PGE

Dave Moon reported that Portland General Electric had picked up Conditional Use forms, and they intend to build a rough access road to the site of the proposed coal-fired power plant, and also do some soil survey and preparation work.

The meeting adjourned at 9:55 PM. Since the usual date of the 4th Monday is a holiday in May, Mrs. Graves set Tuesday, May 20, as the next meeting date.

*Lois M. Allyn*  
Lois M. Allyn  
Planning Commission Secretary

MINUTES OF THE MEETING OF THE  
MORROW COUNTY PLANNING COMMISSION  
COURTROOM, COURTHOUSE, HEPPNER, ORE.  
MAY 12, 1975 - 8:00 PM

Minutes of the Meeting of the  
Morrow County Planning Commission  
Courtroom, Courthouse, Heppner, Oregon  
May 12, 1975

PLANNING COMMISSION MEMBERS PRESENT:

Mrs. Dorris L. Graves, Chairman, Heppner  
Roy W. Lindstrom, Ione  
Harold Rash, Boardman  
Cornett Green, Heppner  
Gene Trumbull, Boardman  
Ernest Jorgensen, Irrigon  
Orville W. "Fritz" Cutsforth, Jr., Heppner  
Ed Dick, Heppner  
Virginia Grieb, Lexington

62 persons total

OTHERS PRESENT: (representing)

Morrow County, Cities & Organizations:

Dennis Doherty, District Attorney  
David R. Moon, Planning Director  
Lois M. Allyn, Planning Office Secretary  
Homer Hughes, County Commissioner, Lexington  
Warren McCoy, County Commissioner, Irrigon  
Sheriff John Mollahan  
Assessor Everett Harshman  
Appraiser Tom Stewart  
Jim Thompson, City Manager, City of Boardman  
Harold Kerr, County Extension Service, Heppner  
Jerry Sweeney, PO Box 97, Heppner, Ore. 97836, Mayor, City of Heppner  
Rupert Kennedy, Coordinator, Port of Morrow, 1 Marine Drive, Boardman, Ore. 97818  
I. M. Docken, Boardman, Boardman Planning Commission  
& Mrs. Emma Docken  
Mabel Allen, Boardman Planning Commission &  
Arthur Allen, Boardman  
Mr. & Mrs. Herman W. Winter, Box 582, Heppner, Ore., Chamber of Commerce

Mr. Chester Wilson, Mayor, Irrigon

State & Federal Agencies:

Wesley R. Fields, PO Box 1518, Walla Walla, Wash., Bonneville Power Adm.  
Jack E. Melland, Heppner, DWC  
Glen Ward, Heppner, Oregon Wildlife Commission  
H. W. Shope, Pendleton &  
R. W. Waters, Salem, State of Oregon, Commerce Dept., Building Codes Div.  
D. C. Rappel, U.S. Navy  
B. R. Quanbeck, DIC, Boardman Bombing Range, USN

Press:

Ken Osuna, Box 145, Hermiston, KOHU Radio  
Jerry F. Boone, PO Box 49, Hermiston, Ore., Tri-City Herald  
Mrs. Avon Melby, Heppner, East Oregonian reporter  
Neil Parks, Heppner, Gazette-Times  
Jim & Myrl Havnaer, PO Box 295, Boardman, Ore., Boardman Beacon

Portland General Electric:

Warren Hastings, 621 S.W. Alder St., Portland 97205, PGE  
R. Bruce Snyder, "  
A. B. Chaddock, "  
Roger Sharp, "  
Alfred B. Clough, Arlington, Ore., PGE - & Mrs. Clough  
E. H. Kirschbaum, 900 S.W. 5th, Portland, Skidmore, Owings & Merrill, for PGE  
H. McKee, "  
Jack L. McFadden, Boardman, The Boeing Co.

Umatilla County:

Ed Lynch, 200 S.W. Butte Drive, Hermiston, self  
Barbara Lynch, 200 S.W. Butte Drive, Hermiston, Umatilla County (Commissioner)  
Peter Watson, PO Box 1427, Pendleton, Umatilla County (Planning Director)

Misc.

John Baldwin, 2150 NW 12th Ave., Portland, Ore., self  
Michael J. Sweeney, PO Box 1124, Heppner, Ore., office of Robert B. Abrams,  
Attorney-at-Law, Heppner, Ore.  
Cecil W. Rock, Rt. 2, Box 197, Irrigon, Ore.  
Louis A. Carlson, PO Box 295, Ione, Ore., rancher-farmer  
Betty J. Carlson, "  
Oscar Peterson, Ione  
Pat Cutsforth, Lexington, farmer  
George Ward, Consulting Eng'r  
Mike Conley, PO Box 255, Boardman, Inland Empire Bank

Mrs. Dorris L. Graves, Chairman of the Planning Commission, called the meeting to order.

8:00 PM - Cecil Rock hearing

Mrs. Graves announced that an application had been received from Cecil W. Rock, Rt. 2, Box 197, Irrigon, Oregon for a Zone Change from Farm Residential to Commercial on 1/2 acre out of Tax Lot 701 in the NW 1/4 of the SW 1/4 of Sec. 25 in T 5 N, R 26 E, on Third St., approximately 3/4 mile southwest of Irrigon.

Dave Moon read letter from Cecil Rock giving his intended use of the property and his assessment of the affect on surrounding properties. (Letter is attached to the original copy of minutes.)

Mrs. Graves called for abstentions on the part of Planning Commission members, and for any objections to the jurisdiction of the Planning Commission in this matter. There were none.

Dave Moon read the staff report concerning Rock's application. (Attached to original copy of minutes.)

Green: Is Mr. Rock asking to building one building or more?

Rock: Just one.

Green: Is there any business nearby?

Rock: Desert Farm Supply.

Green: Is there a house?

Rock: No.

Dick: Do you have room for setback?

Rock: Yes.

Trumbull: How far from Hwy. 730 are you?

Rock: About 3/4 mile.

Graves: Letters were sent to the adjoining landowners, and no response was received?

Moon: None.

Motion by Trumbull, to approve the Zone Change from Farm Residential to Commercial. Motion seconded and carried.

Mrs. Graves to Mr. Rock: This will be recommended to the County Court and final determination will be by them.

8:12 PM - Portland General Electric hearing

Mrs. Graves announced that an application had been received from Portland General Electric, by R. W. Sharp, Permit Section Supervisor, 621 S.W. Alder Street, Portland, Oregon 97205, for a Conditional Use Permit under Sec. 3.120(11) of the Morrow County Zoning Ordinance for a Coal-fired Thermal Power Plant. The permit would apply to Section 34 in T 3 N, R 24 EWM. They propose to begin construction of an access road to the site, and some preliminary site preparation work.

(Secretary's note: Persons attending the hearing, who wished to present testimony, were asked to complete the attached cards.)

Mrs. Graves called for abstentions on the part of Planning Commission members, and for any objections to the jurisdiction of the Planning Commission in this matter. There were none.

Mr. Warren Hastings, attorney for Portland General Electric, appeared to represent them.

He presented a copy of the site certificate application (a 2½" three-ring notebook with medium brown cover) to each member of the Planning Commission.

Mr. Hastings introduced Mr. Albert B. Chaddock, electrical engineer of PGE's staff, who briefly presented information concerning the coal-fired plant itself.

(Copies of the attached Exhibit A were passed out to all in attendance).

Mrs. Graves asked if the audience could hear, and one or two said not very well, so the volume on the amplifier was turned up some.

Mr. Chaddock said there were 3 parts to the plant. He presented a site map to all members of the Commission. (Exhibit B attached).

He said there would be 5500 acres in the reservoir, total. Water for the plant would come from the Columbia River. He also passed out a diagram of the plant site itself to all members of the Commission. (Exhibit B). He said 99½% of the ash will be removed to prevent air pollution. 150,000 to 200,000 gpm from the reservoir will be used for cooling. Coal will be received by rail from Gillette, Wyoming. Will have ----- reserve of coal. Will have dust control for coal while its being unloaded. The coal must have no more than .48% sulphur and must be mixed, if necessary, to achieve that. The coal is classed as sub-bituminous coal. He passed out copies of the reservoir site map to the Planning Commission members, Exhibit C attached.

There are 1,400 acres in the reservoir. This concluded Mr. Chaddock's description of the plant.

8:30 PM - Mr. Hastings said they expect the plant to cost \$332 million, and will begin construction before June 1. Portland General Electric is a regulated public utility. I have experts with me to offer expert testimony. That ends my remarks.

Doherty: Who owns the site?

Hastings: We have option to purchase their (Boeing's) interest from the State, and are negotiating for reservoir easement from the State.

Green: Who has a right to water?

Hastings: Boeing.

Dick:

Green: Why not build plant at source of coal?

Hastings: We are an Oregon corporation and want to have the plant in Oregon. It is also impractical because of power lines.

Cutsforth: Road ---

Moon: What about waste disposal?

Hastings: Ash will be buried.

In reply to a question, he said it would be rather hard material rather than ash.

Hastings introduced Mr. Snyder, air pollution expert. He said there will be ash in slurry form from burners; that that drops out will be taken to disposal site and sprinkled which will set up hard. He said the plant will operate 6 months per year at first. There will be 7% ash from the coal.

Moon: How much excavation will be required for the reservoir?

In reply to another question, Snyder said the PGE site certificate calls for controlling "fugitive dust".

Graves: The Soil and Water Conservation District want assurance of minimum of ground disturbance. They would like to meet with you and discuss this.

PGE representative indicated they would be willing.

McCoy: Are there any other coal-fired plants in the area?

PGE: One at Centralia.

Doherty: What about road?

Hastings: There will be extension of Tower Road to the site. PGE will build, and share maintenance with Boeing.

Graves: Any more discussion.

Carlson: In the event that the Navy moves, will this plant be converted?

Snyder: No. Our intention is to build at the 2 nuclear sites if Navy moves.

Pat Cutsforth: We have about 40 days of fog a year. I am opposed to this plant. We have had a lot of development, and taxes have doubled.

Snyder: Regarding fogging - we have looked at this problem for final phase, based on wind, humidity and temperature. Steam may produce hazard around plant but not on county roads. Ground fog will extend about one mile around reservoir, but not out on roads. There will be a 650' stack for water exhaust to dissipate it in the air.

Watson: Question regarding ash - do you mean 7% of coal by weight is ash?

Snyder: We can easily dispose of ash in gullies.

Watson: What about lines?

Snyder: We will construct new lines to Pebble Springs and tie into BPA lines after that.

L. Carlson: What about sending ash back where it came from?

Snyder: Not practical.

Carlson: Who owns the reservoir?

Hastings: The state, we have easement for reservoir. Our compensation to them (Boeing) is storing their water.

Green: That seems like giving the Columbia to Boeing.

Hastings: (in reply to question about adding plant to tax rolls) - Value as constructed will be added.

Carlson: How many school children will be enrolled?

Mr. Hastings introduced Mr. Kirschbaum of Skidmore, Owings & Merrill, consultants for PGE.

He said they estimate 188 kindergarten through 8th grade and 73 high school and ten additional teachers will be needed.

Green: Will be influx right from start. Farmers have all the tax load they can bear. There will be lapse of time before taxes come in.

Doherty: How many housing units will be required?

Kirschbaum: 300 units, including single family units, apartments and bachelor quarters. The peak will be 1977. PGE will pick up some workers Alumax will lose. You will be interested in total projected impact (that is, coal-fired plant, Pebble Springs and Alumax. We estimate 3,360 people total including secondary, that is services, stores, etc., and 700 children through 8th grade and 270-275 high school and 38 teachers, and 1100 housing units. There will be some adjustments to these figures.

Grieb: How much more building for schools?



Kirschbaum: For 3 plants	40,000 sq. ft.	grade school	Boardman	
	15,500	"	High school	Boardman
	2,200	"	grade school	Heppner
	850	"	high school	Heppner
	17,000	"	grade school	Irrigon
	6,700	"	high school	Irrigon

These figures are preliminary and subject to adjustment.

Melby: Why is the City of Ione not included?

Kirschbaum: Figures are included with those for Heppner.

Graves: Next Jim Thompson, City Manager at Boardman, has asked to testify.

Thompson read the May 6 resolution of the Boardman City Council, which supported PGE's application.

Graves: Jim Havnaer of the Boardman Beacon has asked to testify.

Mr. Havnaer support the application, and said he knew of no one who spoke against it at Boardman.

Graves: Herman W. Winter has asked to testify.

Mr. Winter spoke on behalf of the Heppner Chamber of Commerce supporting the application. He said Morrow County is going to get "spill over" from Gilliam County and Alumax without help. This will be in Morrow County and help here. Feel it will interfere least with surrounding uses.

Graves: Chester Wilson of Irrigon City Council has asked to testify.

Wilson: Irrigon City Council has not been in session, but from talking to people, there seems to be consensus of support for PGE application. Statement attached.

Graves: Rupert Kennedy, representing the Port of Morrow, has asked to testify.

Kennedy read the attached statement.

Graves: Does anyone else wish to speak? We had two letters, one unsigned and one we couldn't identify.

Trumbull: We would like to have had these documents prior to this meeting. I'm in favor, but don't feel we can evaluate in such short time.

Hastings: We believe all questions are answered in the site certificate application, and that is why it was given to you.

Graves: Virginia (Grieb) and I have read the book and its been available, but he is a new member of the Commission.

Mrs. Graves called a short recess of the hearing at 10:40 PM and commenced again at 10:55 PM.

PGE reported there would be no odor from the plant.

Roger Sharp: The plant site is relatively small.

Graves: How much ash disposal area?

Sharp: Maps show sections. Current plan takes 400-500 acres, and ash disposal areas will take 1000 to 1200 acres over 40 years.

Graves: And this will be put back into farmland?

Sharp: Yes, land has to be reclaimed by regulation of state or federal government. In Gilliam County test area, we have 2 feet of top soil over top.

F. Cutsforth: Is this for one or two plants?

PGE: One for now. There is second shown on drawing.

Hastings: Our original plan was 2 nuclear and one coal. In view of problems with Navy, switched to Pebble Springs. We hope to come back to Boardman site and build nuclear plants sometime in 1990. Boardman site is ideally suited.

Dick: Application is for Sec. 34. Is reservoir use acceptable -- is there anything more needed for this?

Grieb: I have question about 6 months use, does this mean crew will be laid off?

Hastings: There will be no lay off. There will be permanent plant staff here year round.

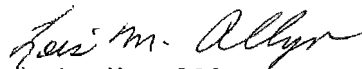
Trumbull: Is second unit adjacent to first plant?

Hastings & Chaddock: Yes.

Trumbull: In view of recommendations, I move we approve application. Second by Lindstrom, motion carried, with one member voting against the motion.

Mrs. Graves said the approval is subject to the approval of County Court.

Mrs. Graves adjourned the hearing at 11:10 PM.

  
Lois M. Alllyn  
Secretary

(Note: Attachments and exhibits mentioned are attached to the original file copy of the minutes.)

# Morrow County Planning Commission

*file*

Phone 676-5030 — Room 201, Courthouse — P. O. Box 541 — Heppner, Oregon 97836

MRS. DORRIS L. GRAVES, Chairman  
Heppner, Ore. 97836

ROY W. LINDSTROM, Vice Chairman  
Ione, Ore. 97843

ORVILLE CUTSFORTH, Jr.  
Heppner, Ore. 97836

DAVID R. MOON  
Planning Director

MRS. LOIS M. ALLYN  
Secretary

ED DICK  
Heppner, Ore. 97836

CORNETT GREEN  
Heppner, Ore. 97836

MRS. VIRGINIA GRIEB  
Lexington, Ore. 97839

ERNEST JORGENSEN  
Irrigon, Ore. 97844

HAROLD RASH  
Boardman, Ore. 97818

GENE TRUMBULL  
Boardman, Ore. 97818

*Short Version  
of minutes*

Minutes of the meeting of the Morrow County Planning Commission, held at the Morrow County Courthouse, Heppner, Oregon, May 12, 1975

All members of the Planning Commission were present.

Mrs. Dorris L. Graves, Chairman, called the meeting of the Morrow County Planning Commission to order at 8:00 PM.

## Cecil Rock hearing for zone change

Mrs. Graves read the zone change application which had been received from Cecil W. Rock, Rt. 2, Box 197, Irrigon, Oregon for a Zone Change from Farm Residential to Commercial on 1/2 acre out of Tax Lot 701 in the NW 1/4 of the SW 1/4 of Sec. 25 in T 5 N, R 26 E, on Third St., approximately 3/4 mile southwest of Irrigon. Intended use of the property is for an Irrigation sales and service shop.

Mrs. Graves called for any abstentions on the part of the Planning Commission members. She also asked if there were any objections to jurisdiction from anyone present. Hearing no objections, Dave Moon read the staff report. The hearing was opened for discussion. After hearing discussion on the proposal, Gene Trumbull made a motion to approve the zone change which was seconded and carried.

## 8:12 PM - Portland General Electric hearing for Conditional Use Permit

Mrs. Graves read the conditional use application from Portland General Electric which was for a coal-fired thermal power plant. The permit would apply to Sec. 34 in T 3 N, R 24 E. Mrs. Graves called for any abstentions as well as objections to the jurisdiction of the Planning Commission by those present. Hearing no objections, the hearing was opened to discussion. Those testifying in support of Portland General Electric's proposal were Warren Hastings, Bruce Snyder, Albert Chadcock of Portland General Electric, Edward Kirshbaum, Skidmore, Owings & Merrill, consultants for PGE; Rupert Kennedy, Port of Morrow; Jim Thompson, City of Boardman; Herman Winter, Morrow County Chamber of Commerce; Chester Wilson, Mayor, Irrigon; Jim Haysmaer, Boardman Beach;

Those testifying in opposition were as follows: Pat Cutsforth, Farmer-teacher.

After a brief explanation of the design and operation of the plant, and many questions from those present, the motion was made to approve the application as submitted; the motion was seconded and carried with one opposing vote.

Hearing was adjourned at 11:10 PM by Mrs. Graves.

Others present at the hearing (representing)

Morrow County, Cities & Organizations:

Dennis Doherty, District Attorney

David R. Moon, Planning Director

Lois M. Allyn, Planning Office Secretary

Homer Hughes, County Commissioner, Lexington

Warren McCoy, County Commissioner, Irrigon

Sheriff John Mollahan

Assessor Everett Harsiman

Appraiser Tom Stewart

Jim Thompson, City Manager, City of Boardman

Harold Kerr, County Extension Service, Heppner

Jerry Sweeney, PO Box 97, Heppner, Ore. 97836, Mayor, City of Heppner

Rupert Kennedy, Coordinator, Port of Morrow, 1 Marine Drive, Boardman, Ore. 97818

L. M. Docken, Boardman, Boardman Planning Commission

& Mrs. Emma Docken

Mabel Allen, Boardman, Boardman Planning Commission &

Arthur Allen, Boardman

Mr. & Mrs. Herman W. Winter, Box 582, Heppner, Ore., Chamber of Commerce

Mr. Chester Wilson, Mayor, Irrigon

State & Federal Agencies:

Wesley R. Fields, PO Box 1518, Walla Walla, Wash., Bonneville Power Adm.

Jack E. Melland, Heppner, OIC

Glen Ward, Heppner, Oregon Wildlife Commission

H. W. Shope, Pendleton &

R. W. Waters, Salem, State of Oregon, Commerce Dept., Building Codes Div.

D. C. Rappel, U. S. Navy

B. R. Quanbeck, OIC, Boardman Bombing Range, USN

Press:

Ken Osuna, Box 145, Hermiston, KOHO Radio

Jerry F. Boone, PO Box 49, Hermiston, Ore., Tri-City Herald

Mrs. Avon Melby, Heppner, East Oregonian reporter

Neil Parks, Heppner, Gazette-Times

Jim & Myrl Havener, PO Box 295, Boardman, Ore., Boardman Beacon

Portland General Electric:

Warren Hastings, 621 S.W. Alder St., Portland 97205, PGE

R. Bruce Snyder, "

A. B. Chaddock, "

Roger Sharp, "

Alfred B. Clough, Arlington, Ore., PGE, &

Mrs. Clough

E. N. Kirschbaum, 900 S.W. 5th, Portland, Skidmore, Owings & Merrill, for PGE

H. McKee, "

Jack L. McFadden, Boardman, The Boeing Co.

Umatilla County:

Ed Lynch, 200 S.W. Butte Drive, Hermiston, self

Barbara Lynch, 200 S.W. Butte Drive, Hermiston, Umatilla County Commissioner

Peter Watson, PO Box 1427, Pendleton, Umatilla County Planning Director

Misc.

John ~~W~~ Edwin, 2150 NW 12th Ave., Portland, Ore., self

Michael J. Sweeney, PO Box 1124, Heppner, Ore., office of Robert B. Abrams, Attorney-at-Law, Heppner, Ore.

Cecil W. Rock, Rt. 2, Box 197, Irrigon, Ore.

Louis A. Carlson, PO Box 295, Lone, Ore., rancher-farmer

Betty J. Carlson, "

Oscar Peterson, Lone

Pat Cutsforth, Lexington, farmer

George Ward, Consulting Eng'r

Mike Conley, PO Box 255, Boardman, Inland Empire Bank

# Morrow County Planning Commission

*file*

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Boardman, Ore. 97818

GENE TRUMBULL  
Boardman, Ore. 97818

Minutes of the June 16, 1975 meeting of the Morrow County Planning Commission, held at the North Morrow County Office, Irrigon, Oregon.

Planning Commission members present were: Chairman Mrs. Dorris L. Graves, Ed Dick, Mrs. Virginia Grieb, Gene Trumbull, Harold Rash, Ernest Jorgensen.

Others present were: Dave Moon, Planning Director; Lois Allyn, Planning Office Secretary; Harold Kerr, County Extension Agent, and County Commissioner Warren McCoy.

## 8:20 PM - Keeco zone change hearing

Mrs. Graves read the application by A. L. Conforth et al, legal owner, by Keeco, Inc., Kenn Evans, Vice-President, contract buyer, address PO Box 276, Boardman, Oregon, for a zone change from Qualified Farm to Industrial on 80 acres, a portion of the NE 1/4 of the NE 1/4 of Sec. 4, T 4 N, R 26 E; a portion of the NW 1/4 of the NW 1/4 of Sec. 3, T 4 N, R 26 E, and a portion of the SE 1/4 of the SE 1/4 of Sec. 33 in T 5 N, R 26 E, all in the vicinity of the junction of Hwy. 730 and Paterson Ferry Road.

The re-hearing was granted due to improper identification of the legal owner of the property at the previous hearing held April 28, 1975. The re-hearing was requested by the attorney for the applicant, and approved by the Morrow County Court.

Mr. Evans did not appear at the hearing, nor did Mr. Conforth. The members discussed the matter at some length.

Trumbull: I move we table this application until Keeco, Inc. and Conforth present themselves, and give a legal description and specific, detailed plans for development, and we have legal counsel present. Second by Rash. Motion carried unanimously.

Dave Moon was directed to counsel with the district attorney, and check on the provisions of the contract.

## 9:55 PM - West Extension Irrigation District conditional use application hearing

Mrs. Graves read the application the District had filed for a Conditional Use Permit for surface mining under Sec. 3.220 of the Morrow County Zoning Ordinance. The property is zoned "Farm Residential" and consists of a 4.81 acre tract, Tax Lot 1002, in the SW 1/4 of Sec. 20 in T 5 N, R 27 E, which adjoins the east side of the Irrigon cemetery.

Dave Moon read the letter from the Genert Lavin Memorial Cemetery, Irrigon, whose board of directors unanimously opposed the request of the Irrigation District.

Dick: I move the application be denied due to the objection by the cemetery district. Second by Jorgensen. Motion carried. Harold Rash abstained from voting, as he is a member of the board of directors of the irrigation district.

Other business

Motion by Trumbull, second by Grieb, that Braat subdivision (near Ordinance) be referred to the District Attorney for appropriate action. Unanimously passed. The Planning Director is to send notice of this action to the State Real Estate Board.

The minutes of the previous meeting of May 12 were approved.

At the suggestion of Dave Moon, the Planning Commission by consensus decided that minutes should only include who was present, the motions made, including a brief statement of why hearing applications were approved or disapproved, and the vote. They did not feel it pertinent that a record of the general discussion concerning the various matters under discussion be written up and mailed out. Tape recordings of the meetings will be kept on file for those who wish to listen to them.

Mr. McCoy said that FGE representative had said they want to take the County Court and Planning Commission members to see the Trojan nuclear plant.

Since subdivision plats must be signed by the secretary who is a voting member of the commission, Trumbull nominated Virginia Grieb for secretary.

Dick: I move nominations be closed and a unanimous ballot be cast for Mrs. Grieb for secretary. Motion carried.

The next meeting of the commission, unless applications make an earlier meeting necessary, will be the 4th Monday in September.

Dave Moon reported that it was acceptable to use the present planning commission members to function as the local advisory committee to the LCDC. Motion by Trumbull, second by Grieb, that this be recommended to the County Court.

Meeting adjourned at 9:40 PM.

*Lois M. Allyn*  
Lois M. Allyn,  
Planning Office Secretary

Minutes of the Oct. 20, 1975 meeting of the Morrow County Planning Commission, held at the Courthouse, Heppner, Oregon.

Planning Commission Members Present: Mrs. Dorris L. Graves, Chairman; Ed Dick, Harold Rash, Ernest Jorgensen, Gene Trumbull, Roy W. Lindstrom. Absent: O. W. Cutsforth, Jr., Mrs. Virginia Grieb, Cornett Green. Planning Staff Present: Dave Moon, Planning Director; Lois Allyn, Secretary. Advisory Committee Members Present: Glen Ward, Oregon State Wildlife Div., Heppner; Harold Kerr, County Extension Agent, Heppner; Sheriff John Mollahan, Bob Adelman, Soil Conservation Service, Heppner. Others Present: Leroy Proctor & Juanita Proctor, Robert Haupt, Keith Maddox & family, Jeannette Wenholz, Mrs. Retha McCall, Jerry P. Crafton, Charles Lawrence, Mr. & Mrs. Tom K. Dickey, all from Irrigon; Steve Anderson, LaGrande; Dan Sweeney, Heppner.

Mrs. Graves read the public hearing notice for each hearing as the matter was taken up. Item 6 was withdrawn by Mr. Evans before the meeting.

8:05 PM - Boardman Acres Subdivision (final plat)

Steve Anderson, engineer, appeared and presented the final plat map for signatures. The owner has given a 20' easement for power lines from the Boeing airport area to the Navy headquarters. Mr. Anderson said the county has agreed to improve the present county road at such time as the land is developed. The Navy's well is on the property 3' inside lot 5 B, and septic tank and drain fields on lot 4B and 5B and encroach on the property. No promise is being made to prospective buyers concerning water availability or soil depth. No utilities are being furnished, only the road. The lots are being sold for agricultural use. Mr. Anderson said he believed, that on the 10 acre lots, with the new DEQ regulations concerning subsurface systems for septic tanks in low rainfall areas, there is possibly enough soil depth for a septic tank system for a private residence.

Dave Moon said the Planning Commission has two options on the road -- they can require that it be constructed according to specifications given at the time the preliminary plat was accepted, or they may post an indefinite bond.

The deeds have not been recorded, but Anderson said negotiations have been made for sale of about 2/3 of the lots.

It was noted that under present Oregon law, disclosure statements are filed with and become a part of a deed.

Trumbull: I move we accept the final plat, subject to signature of the owner, and that the road either be constructed, or a continuing bond be posted at the discretion of the County Court in agreement with the owner. Motion seconded and carried.

8:40 PM - Desert Delight Subdivision (preliminary plat)

Mrs. McCall, owner of the property, presented copies of the preliminary plat to the members of the Commission. Dave Moon read the recommendations of the Subdivision Review Committee as follows: That the subdivider is to work with the County Roadmaster to provide proper driveways to lots 1, 2 and 3 on 8th St., that road 40' wide, with gravel 30' wide be provided, and that a cul-de-sac 90' square be provided to serve the other lots in the subdivision.

Mr. Crafton, contractor for Mrs. McCall, said there would be 7 lots, all over 1 acre and up to 2.27 acres. The property is presently zoned "Farm Residential". He said arrows

on map show waste water from the irrigation ditch which runs into a pond on the property. They have water right to pump from the pond for irrigation. Preliminary site evaluations have been made by DEQ and the lots approved for subsurface sewage disposal. Lots will be served by individual wells. Dave Moon reported that the subdivision is not in the critical ground water area. The BPA trunk line crosses the north end of the property with a 395' right-of-way. The Planning Office mailed the Walla Walla Bonneville Power Administration office a copy of the plat map. DEQ has to approve each individual building permit.

Mr. Crafton said the final plat will show easement for utilities, and they will dedicate an additional 10' to the county in case the county road is widened. (8th St. is 40' instead of standard 60' width)

Mr. Adelman asked if there would be a culvert across the cul-de-sac to take care of the drainage. Crafton said there would be a 36" or larger culvert adequate to handle the drainage.

Dick: I move we accept the preliminary plat as presented with the provision that the final plat is to include utility right-of-way, section corners, location of access to county road for the individual lots, and the access road to the cul-de-sac be a minimum finished road of 30' of gravel and an adequate culvert be installed on this road. Second by Lindstrom and carried.

Mr. Crafton said a drainage easement would be shown on the final plat. It was thought the ditch company (West Extension Irrigation with office at Stanfield) may have an easement.

9:15 PM (approx.) - Oregon Potato mobile home court

Secretary's note: This park was started some 14 months ago; refer to minutes of Planning Commission meetings of 11-25-74 and 2-24 and 3-17-75.

Tom Dickey appeared for Oregon Potato, Inc. They had requested a zone change on 15 acres from Farm to Farm Residential, and a Conditional Use Permit for a mobile home park. He said the mobile home park would be for their permanent employees. He presented a plat map showing the 7 mobile homes now in place.

Mrs. Graves asked why they had not been put in as they had previously agreed to do.

Dave said the sewer system had been approved, but the water system had not.

Mrs. Graves questioned whether sufficient justification was provided.

Mrs. Graves: I move we continue this matter until the next meeting. Seconded by Trumbull and carried.

9:50 PM - Keeco hearing for Zone Change

Mr. Evans had applied for a zone change on 80 acres from Qualified Farm to the new Light Industrial category, and he stated that they would come back for Conditional Use permits as we go along with development of the property. He presented a small map and listed of proposed uses, and a copy of the legal description. He said the Port of Morrow properties are for food processing oriented industries and also are not accessible for the type of enterprises that he is proposing. The property is under the Boardman Fire District. McKinney Trucking, Eastern Oregon Farming plant, Western Empire and Oregon Potato have shops nearby. The pie-shaped piece for which they are asking the zone change is cut off from the rest of their property by the BPA trunk line, and there is also a buried phone line on the property.



Because of the BPA easement, the property cannot be irrigated by a circle system. Mr. Evans said among the proposed uses are a truck stop and restaurant, and tire shop. Boardman has one service station with diesel, but not a complete truck stop facility. The nearest truck tire repair facility is Hermiston. The 86 acres is assessed at \$13.30 per acre now or a total of \$1,183., and taxed at \$16.87 per thousand. The estimated total value when completely developed will be 2½ million. He cited the amount of tax revenue to be expected. Traffic he said would enter from Hwy. 730 and Patterson, and exit onto Patterson Rd. He said each conditional use application will show areas to be black topped, grassed, and the control they will have over the different businesses. He went over a resume of the Fasano decision point by point, and said he believed the information he had provided would show that the proposed development is in accord with the Fasano decision.

Trumbull: The only other properties zoned for Industrial use are the Port of Morrow and Boeing, and Boeing would be leased, not sold.

Mrs. Graves: Conditional use applications should include a statement of financial responsibility.

Trumbull: Why re-zone all 3 tracts now? Evans: Because of financial packaging.

Dick: In view of the fact there is no similar site for this type of development, I move the zone change from Qualified Farm to M-1 be approved. Motion carried. Mrs. Graves: This will go before the County Court also for final decision.

10:35 PM - Kinzua hearing - Variance to Setback Requirements

Dan Sweeney, Asst. Plant Supt., appeared. He said the small 12x24' oil storage shed measured 20' from roadway. The building had been constructed without a zoning permit or Dept. of Commerce building permit. Pictures that Kinzua had taken were passed around and are attached. The shed has elevated concrete foundation with a small loading dock. Mr. Sweeney said the oil storage is to serve mill equipment, rather than trucks. A one-ton delivery truck will bring in the oil in barrels.

Sheriff Mollahan said the 4' concrete foundation would present a hazard to the motoring public. The building shades the highway and creates icing in winter and impedes the view along the highway. There is also smoke and dust problems at times. Some 300 people cross the highway at the mill site in 24 hour period.

Mrs. Graves: Are there stop signs? Sweeney: Just where the logging trucks go out, and the flashing light at the north end of the plant is red for both sides.

Mollahan: The traffic onto the highway also creates a problem; they jump into their cars and take off without stopping, which is against the law.

In further discussion, Mr. Sweeney said one of the green buildings on the east side of the road will be abandoned when the new shop is completed on the west side, which will eliminate forklifts and loaders crossing the highway. Mr. Kerr and Mrs. Graves suggested that the highway should be widened on the east side when the building is abandoned. The Sheriff also suggested a left turn lane.

(end of tape recording)

Motion by Jorgensen, seconded and carried to deny the application for a Variance to setback requirement of the Zoning Ordinance for the oil storage building, and that 60 days be allowed for Kinzua to either remove the building or submit justification for leaving it

in its present location.

On a second application for Variance to setback requirements for a guard house, Mr. Sweeney said they proposed to fence the property line on the west side, and put the guard house on the fence line at the blinking light. There would be 4 exits onto the highway. The proposed building will be 5'x5'x8' high. Mrs. Graves asked if they intended to building this immediately and Mr. Sweeney said no. Motion by Trumbull, seconded and carried that the matter be continued until the next meeting, and a plot plan showing the proposed fencing and location of the guard house be presented.

Mrs. Graves advised Mr. Sweeney that he could appeal the decision of the Planning Commission to the County Court.

The meeting adjourned at 11:25 PM.



Lois Allyn, Secretary

(meeting was tape recorded)

Oct. 20, 1975 meeting of the Morrow County Planning Commission, held at the Courthouse, Heppner, Oregon. (tape recorded)

Planning Commission Members Present: Mrs. Dorris L. Graves, Chairman; Ed Dick, Harold Rash, Ernest Jorgensen, Gene Trumbull, Roy W. Lindstrom. Absent: O. W. Cutsforth, Jr., Mrs. Virginia Grieb, Cornett Green. Planning Staff Present: Dave Moon, Planning Director; Lois Allyn, Secretary. Advisory Committee Members Present: Glen Ward, Oregon State Wildlife Div., Heppner; Harold Kerr, County Extension Agent, Heppner; Sheriff John Mollahan, Bob Adelman, Soil Conservation Service, Heppner. Others Present: Leroy Proctor & Juanita Proctor, Robert Haupt, Keith Maddox & family, Jeannette Wenholz, Mrs. Retha McCall, Jerry P. Crafton, Charles Lawrence, Mr. & Mrs. Tom K. Dickey, all from Irrigon; Steve Anderson, LaGrande; Dan Sweeney, Heppner.

Boardman Acres Subdivision - Final Plat

Mrs. Graves, the chairman, called the hearing to order at 8:05 PM. She then asked for abstentions to the proceedings as well as contrary statements from the audience.

Steve Anderson, engineer for Lumbermans Western, appeared and presented the plat, noting the improvements as required of the preliminary plat.

Motion was made for acceptance of the final plat, subject to signature of the owner, and that the road either be constructed, or a continuing bond be posted at the discretion of the County Court in agreement with the owner. Motion seconded and carried.

Desert Delight Subdivision - Preliminary Plat

Mrs. Graves read the application for acceptance of preliminary plat. Mrs. Robert McCall, owner, and Mr. Jerry Crafton, contractor appeared to present the application. After much discussion, the Planning Commission moved for acceptance, contingent on the following conditions: (1) That the subdivider is to work with the County Roadmaster to provide proper driveways to lots 1, 2, and 3 adjacent to 8th St., (2) That the road is to be constructed 40' wide with a minimum 30' gravel surface, and that a cul-de-sac be built 90' square to serve the remaining lots, (3) That an adequate culvert be provided where the road crosses the drainage ditch. Seconded and carried.

Oregon Potato - Mobile Home Park

Mrs. Graves read the applications as received. Mr. Tom Dickey was present to represent Oregon Potato, Inc. After some preliminary discussion, it was moved that the Planning Commission was not presented with enough information with which to make an accurate evaluation of the applications, therefore the hearing be resumed at the next regularly scheduled meeting. Seconded and carried.

Kecco, Inc. - Zone Change

Mrs. Graves read the application as received. Mr. Kenn Evans was present to represent Kecco, Inc. After much general discussion and presentation by Mr. Evans, a motion was made for approval of the application on grounds that there is limited alternative land for these types of developments and a growing demand. Seconded and carried.

Kinzua Corp. - Variance

Mrs. Graves read the application as received. Mr. Dan Sweeney was present representing

Kinzua Corp. After considerable discussion by the Planning Commission and members of the audience, motion was made to deny the application due to lack of sufficient justification to support approval of the variance. Seconded and carried. It was further recommended that Kinzua Corp. be given 60 days to either re-submit the application with sufficient justification, or remove the building now standing.

David R. Moon,  
Planning Director

DRM:lma

*File*

Nov. 24, 1975 meeting of the Morrow County Planning Commission, held at the North Morrow County Office, Irrigon, Ore. (tape recorded)

Planning Commission Members Present: Mrs. Dorris L. Graves, Chairman; Ed Dick, Virginia Grieb, Roy W. Lindstrom, Fritz Cutsforth, Ernest Jorgensen, Gene Trumbull.  
Planning Staff Present: Dave Moon, Planning Director; Lois Allyn, Secretary.  
Advisory Committee Members Present: County Commissioner Warren McCoy. Others Present: Harry Kennison, Ray Grace, Dan Sweeney, representing Kinzua Corp., Heppner; Fred Stone, representing Oregon Potato, Inc., Boardman.

Mrs. Graves called the meeting to order at 8:05 PM.

8:05 PM - Kinzua hearing (continued from last meeting)

Mr. Kennison presented a statement dated Nov. 24, 1975 and maps (copy attached) showing the proposed oil storage building and other present buildings on the site, and also a map showing proposed fencing on the west side of the state highway (on the plant side) and a proposed guard house to control traffic into the mill site.

He said the oil storage shed is for the "green end" of the plant, and is one of 3 planned oil storage houses. He said the fire code requires 30' distance between the shed and the mill building. He said the two present buildings will be left on the east side of the highway. The electrical shop will continue to be used, but the other building will only be used for storage. They plan on an overhead walkway across the highway for the safety of employees and the traveling public.

Lindstrom: Could you widen the highway and make a turning lane? Kennison: We have not discussed it, but it might be possible. We discussed with the State Highway Dept. moving the highway to behind the two warehouses 2½ years ago but they weren't interested.

Sweeney: The present plant is set back 27 to 35' from the highway right-of-way. The road isn't in the center of the right-of-way.

Grieb: When will you want to put in the fence?

Grace: Probably within a year.

Trumbull: Considering the evidence presented, I move that we approve the Variance for the oil storage building. Second by Lindstrom and carried.

The hearing continued with information being presented concerning an application for a Variance to setback requirements for a proposed guard house. Mr. Trumbull suggested that the gate in the fence by the guardhouse (where the flashing light is now) be set back so that a truck could pull off the highway and not block the highway while the gate is being opened. Motion by Cutsforth that the Variance application for a guard house be approved, with the stipulation that the gates be set back 80' from the highway centerline. Seconded by Ed Dick and carried.

8:50 PM - Oregon Potato, Inc. hearing (continued from last meeting)

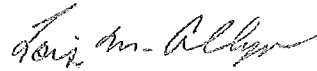
Mr. Fred Stone appeared for Oregon Potato. He presented a statement concerning the proposed mobile home park. (copy attached) He said they plan to discontinue all trailers on the farm when housing is available. He said the water and sewer systems are ok. They need to put in a road to the mobile homes and lawns. He said there was no objection from Western Empire or Eastern Oregon Farms. Jorgensen: I move that we approve the zone change to Farm Residential. Motion carried.

Trumbull: I move that we approve the Conditional Use Permit for the mobile home court for a maximum of 7 units for a time limit of 5 years. Seconded by Cutsforth and carried.

(tape ends)

Dave Moon discussed various alternatives to carrying out LCDC directives to up-date comprehensive plans for Morrow County and incorporated towns in the county.

The meeting adjourned at 9:40 PM.



Lois M. Allyn  
Planning Office Secretary

file

Dec. 15, 1975 meeting of the Morrow County Planning Commission, held at the Courthouse, Heppner, Ore. (tape recorded)

Planning Commission Members Present: Mrs. Dorris L. Graves, Chairman; Roy W. Lindstrom, Ed Dick, Harold Rash, Gene Trumbull. Planning Staff Present: Dave Moon, Planning Director; Lois Allyn, Secretary. Advisory Committee Members Present: Everett Harshman, Assessor; Glen Ward, Oregon Wildlife Commission; Bob Adelman, Soil Conservation Service. Others Present: Ivan Driver and Mrs. Retha McCall, Irrigon; LCDR Brian R. Quanbeck, NWSTF, & SWC Grady E. Griffin, NWSTF, U. S. Navy Bomb Range, Boardman; Alfred Clough, Larry Taylor, Ray Halicki, Roger W. Sharp, representing Portland General Electric; Ken Osuna, KOHU, Hermiston; Mrs. Avon Melby, East Oregonian reporter, Heppner.

1:30 PM - Desert Delight Subdivision

(Located in T5N, R26E, Sec. 35, Tax Lot 201, 20.67 Acres, on 8th St. & County Road 761, approximately 2 1/2 miles southwest of Irrigon)

Mrs. Graves opened the meeting with the presentation of the final plat of the "Desert Delight" subdivision for acceptance by the Planning Commission. Mr. Ivan Driver, engineer for Mrs. McCall, the owner, appeared. He noted that a 40 acre tract north of the 20.67 acres in the preliminary plat had been added to the plat to comply with State regulations, because it is contiguous with the 20.67 acres in the original plat. The 40 acres will either have to be sold as one lot, or a second subdivision created. Mr. Driver said a 36' culvert will be installed to carry drainage from the West Extension Irrigation canal. They have consulted with the County Roadmaster and are working towards completion of the road into the subdivision. It will be a dedicated road. Mr. Moon pointed out that it will not become a county road until formal acceptance by the County Court.

Trumbull: I move that we approve acceptance of the final plat of this subdivision. Second by Lindstrom and carried.

1:35 PM - Denton hearing

Mr. Clarence Denton and his wife had requested an extension of their Conditional Use Permit to operate an auction mart near Irrigon. Since no objections or unfavorable reports had been received, Mr. Rash moved that the Conditional Use Permit be extended for two years. Second by Trumbull, motion carried.

1:40 PM - Portland General Electric Hearing

Mrs. Graves read the application for a Conditional Use Permit for surface mining in T 4 N, R23E, Sec. 23, 24, 25; T4N, R24E, Sec. 19, 30, 31; and T3N, R24E, Sec. 13, 23, 24, a total of five quarry sites.

Mr. Halicki appeared to represent Portland General Electric. He presented a map of the areas they propose to mine. He said the material graded from the plant site will be used in constructing the dams. For finishing the dams, and building a road to the plant and railroad spur, they need additional quantity and quality of materials. They have made

12-15-

application to the State Dept. of Geology for permits for 5 sites, all south of Hwy. 80. In reply to a question from Mrs. Graves, he said the State Dept. of Geology requires a reclamation plan for the areas after excavation. Contractors are required to provide water trucks on excavation sites and roads during hauling to prevent dust problems. Mrs. Graves: Do you realize your stockpiled top soil may be gone? It should be protected from wind erosion. I would suggest you contact the local Soil Conservation Service and Extension Agent for assistance. She requested that the Planning Commission be furnished a copy of the report that Portland General Electric had made to the Soil Conservation District following their May, 1975 hearing concerning their coal-fired plant.

Lt. Cdr. Quanbeck read a letter the Navy had sent to Mr. Moon, and they have furnished a copy of the letter and attachment to P.G.E.

Mr. Clough read a letter from Boeing supporting P.G.E.'s application and filed it with the Planning Commission.

Trumbull to Halicki: How long will it take to finish this work?

Halicki: About 2 years, but we wouldn't want to be locked into that.

Trumbull: I move that we approve this application for a Conditional Use Permit for surface mining for 3 years beginning Jan. 1, 1976. Second by Lindstrom, motion carried.

2:00 PM - Other business

Dave Moon briefly discussed payback penalties on land taken out of farm deferral. Land can be zoned "Qualified Farm" without farm deferral.

Terms of four members will expire Dec. 31, Mrs. Graves, Mrs. Grieb, Mr. Cutsforth, and Mr. Lindstrom.

The Planning Commission members discussed the definition of "farmer" as they feel that different types of farming should be considered as different occupations for the purpose of selecting the two allowed members from any one occupation. Mr. Moon was directed to obtain an opinion from the Attorney General concerning this question.

Greenwood Estates Subdivision (T5N, R26E, Sec. 23, TL 3500 & Sec. 24, TL 3600) Mr. Moon reported that Bob LaRue, the developer, has sold the west half of the property in Section 23, and now plans to develop only the east half in Section 24. Motion by Trumbull, second by Lindstrom that the preliminary plat be amended to contain only the portion in Section 24. Motion carried.

Mr. Moon reported that the Morrow County Planning Commission has been accepted by LCDC to serve as the Citizen Involvement Committee for the county.

The meeting adjourned at 2:30 PM.

*Lois M. Allyn*  
Lois M. Allyn, Secretary



# Morrow County Planning Commission

Phone 676-5030 — Room 201, Courthouse — P. O. Box 541 — Heppner, Oregon 97836

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HAROLD RASH  
Boardman, Ore. 97818

GENE TRUMBULL  
Boardman, Ore. 97818

Minutes of the July 21, 1975 meeting of the Morrow County Planning Commission, held at the Courthouse, Heppner, Oregon.

Planning Commission members present: Chairman Mrs. Dorris L. Graves, Virginia Grieb, Cornett Green, Roy W. Lindstrom, Gene Trumbull, Ed Dick, Ernest Jorgensen, Harold Rash, Fritz Cutsforth. Absent: none.

Others present: Dave Moon, Planning Director; Lois Allyn, Planning Office Secretary; Judge Paul Jones; Kenn Evans, Keeco, Inc., Boardman; W. E. Nelson, Boardman; Harold Kerr, County Extension Agent; and Bob LaFue, McNary and Thomas G. Lagier, Telek Engineering, LaGrande; Dennis Doherty, District Attorney.

## 8:05 PM - Oregon State Transportation Div. hearing

Dave Moon read the staff report concerning the application for a surface mining permit. The site has been used in past years for a gravel pit, but not since the Zoning Ordinance went into effect. Motion by Lindstrom, second by Jorgensen, to approve the application. Motion carried. The applicant and County Court are to be notified.

## 8:15 PM - Kenn Evans, Keeco, Inc., continuation of hearing

Mr. Evans distributed a small map showing the different tracts on which they are requesting a zone change to "Industrial", and a list of uses which they propose to develop. Mrs. Graves read this list. At Ed Dick's request, the secretary read the minutes of June 16 at which meeting the matter was tabled. It was moved and seconded that the matter be returned to the floor.

Dave Moon read the staff report concerning the proposed Keeco zone change.

Mr. Evans reported he was working with Roland Haertl, Project Management, Inc., Portland.

After receiving the tract map, the secretary determined that one of the adjoining land owners had not been notified of the hearing, Mrs. Stella Gourley. Evans reported that Western Empire had bought this property.

Dennis Doherty, District Attorney, advised that the hearing be continued since one of the adjoining land owners had not been notified and legal notice had not been published announcing the continuation of the hearing.

Trumbull: I move to continue this hearing until the next meeting of the Commission. Second by Green and carried.

9:10 PM - Greenwood Acres Subdivision

Thomas F. Lagier, the engineer, and Bob LaRue, the developer appeared.

They presented a preliminary plat map of the subdivision to the Commission. Mr. Lagier said the subdivision would have one acre lots with houses in the \$30,000 price range. The map was platted from the assessor's map. The land will be surveyed and actual measurements given on the final plat map. They will drill a well for each lot. Dave Moon read the report of the subdivision review committee.

Jorgensen: I move we approve the preliminary plat. Second by Grieb. Motion carried. The Planning Office is to notify the County Court, landowner, and subdivider of the action of the Commission.

9:45 PM - Bill Nelson re zoning permit application

Mr. Nelson had applied for a zoning permit for a soils lab and office building. Under Section 2.010(4) of the Zoning Ordinance, the planning director had elected to consult the Planning Commission on the question of whether the building might be considered a commercial use instead of farm use.

Mr. Nelson stated that while he had applied for the permit and would own the building, he would lease the building back to Boeing and they would pay taxes on it. Mr. Nelson said he is a labor contractor for Boeing, and the building would be used exclusively in connection with Boeing's farming operations.

Under the conditions stated, the Planning Commission found that the use would be an accessory use to the Boeing farming operations and that the planning director may issue the permit.

10:00 PM - Other business

Dennis Doherty's letter of June 24, 1975 was read and discussed.

The Brist subdivision was discussed, but action deferred for now.

Judge Jones spoke briefly concerning the CACIC for the Land Conservation and Development Commission.

The meeting adjourned approximately 11:15 PM.

*Lois M. Allyn*  
Lois M. Allyn,  
Planning Office Secretary

# Morrow County Planning Commission

Phone 676-5080 — Room 201, Courthouse — P. O. Box 541 — Heppner, Oregon 97836

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GENE TRUMBULL  
Boardman, Ore. 97818

Minutes of the Sept. 29, 1975 meeting of the Morrow County Planning Commission, held at the Courthouse, Heppner, Oregon.

Planning Commission Members Present: Mrs. Dorris L. Graves, Chairman; Cornett Green, Ed Dick, Harold Rash, Gene Trumbull, Roy W. Lindstrom. Absent: O. W. Cutsforth, Jr., Virginia Grieb, Ernest Jorgensen. Planning Staff Present: Dave Moon, Planning Director; Lois Allyn, Secretary. Advisory Committee Members Present: None. Others Present: Arthur Allen, Boardman; I. M. Docken, Boardman; Cecil Cooley, Boardman; Mark Docken, Boardman; Glen Moore and Margaret Moore, Boardman.

The meeting was called to order by the chairman, Mrs. Graves, at 8:05 PM.

## Docken mobile home court hearing

The Planning Director brought the matter before the Commission again, since Mr. Docken's plans have changed somewhat since the original zone change and conditional use approval in Sept., 1972. Mr. Docken said he now will hook onto the City of Boardman sewer system, and the area originally designated as a "family area" will now be used for 68x14 modular units with wheels which will house 5 bachelors in each unit. There will be a restaurant to feed 250, a maids' room and administrative office and recreation area and parking. Portland General Electric will run a bus from the park direct to their project. Docken has a 5 year lease arrangement with P.G.E., with option for two - five year renewals. P.G.E. wants occupancy by March 1. P.G.E. employees only in the original portion of the park will be allowed to use the restaurant and other facilities in the "bachelor area". P.G.E. will lease the land. At the end of the lease, modulars will be removed and utility facilities left and regular mobile home park developed. P.G.E. has sublet to TransWorld Housing, Inc., 2202-E NE 65th, Vancouver, Washington. They will have 24 hour security. County will not have to provide this service. They will also have fire fighting facilities. Modular units will be bachelor quarters only. There will be maid service and maintenance and security service.

Ed Dick raised question of whether this shouldn't be considered a labor camp.

Mrs. Graves asked if there was any opposition. Glen Moore, a nearby land owner, said he had no objection and would consider the development a mobile home park.

Art Allen spoke in favor of the development.

Motion by Trumbull, second by Lindstrom and carried that the mobile home park portion of the park be approved.

Docken is to file a new application for labor camp portion of the project.

Boardman Acres Subdivision (hearing continued from Sept. 22 meeting)

Dave Moon said that representatives of the owner had appeared at the last meeting, and presented a preliminary plat map of the subdivision. Dave said the owner is not licensed to do business in Oregon. Some of the lots were sold by a previous owner of the property, but the present owner intends to honor those sales contracts, and has filed a "Notice of Intent" to subdivide with the Oregon State Real Estate Division, a copy of which is on file at the County Planning Office. Dave said he had checked the soil depth on the property, and found 8 inches near the middle and 18" on the west side.

The subdivision is shown in the "Notice of Intent" as for "agricultural use" and therefore does not require DEQ inspection or available water.

Dave said the Subdivision Review Committee had recommended a 60' right-of-way, providing access to all lots; 30' of the right-of-way to be completed as a roadway with 26' improved with 3" of gravel, and 2' shoulders on each side. A right-of-way easement is to be arranged with the Navy to give them access to their property.

Trumbull: I move we accept this preliminary plat, with the requirement that the road access and improvements cited above be completed before the final plat is presented. Second by Rash and carried.

Dave Moon said the minutes of the Sept. 22 meeting concerning Boardman Acres should be corrected. The road to Tower Road interchange on Hwy. 80 is a private road belonging to Boeing. The access road to the subdivision will tie into Kunze Road (a county road).

Misc.

Dave said the Dept. of Commerce had cancelled all building permits in the area sometimes referred to as the "Bnast Subdivision".

Dave has referred Oregon Potato mobile home court problems to the State Health Division.

Trumbull said he was concerned about lack of control over future development of the 40 acres of Decken's property which was re-zoned Commercial and is not being proposed for development at this time.

Dave said LCDC will require designation of urban growth areas, and he has received LCDC handbook and has started work on it.

Zoning Ordinance Revisions (hearing)

Motion to approve Commercial zone revisions, seconded and carried, with item 10. changed to read "Labor housing", see copy attached.

Motion by Trumbull, second by Lindstrom, to approve Industrial zoning revisions as presented, see copy attached.

Motion by Trumbull, second by Dick, to approve addition of M-1, Light Industrial, provisions, motion carried, see copy attached.

Motion to approve addition to conditional use provision on applications, seconded and carried; see copy attached.

Meeting adjourned at 10:52 PM. Next meeting set for Oct. 20.

*Lois Allyn*  
Lois Allyn, Secretary

# Morrow County Planning Commission

*file*

Phone 676-5030 — Room 201, Courthouse — P. O. Box 541 — Heppner, Oregon 97836

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Minutes of the Sept. 22, 1975 meeting of the Morrow County Planning Commission held at the North Morrow County Office, Irrigon.

Planning Commission Members Present: Mrs. Dorris L. Graves, Chairman, Harold Rash, Roy W. Lindstrom, Gene Trumbull. Absent: Fritz Cutsforth, Ed Dick, Cornett Green, Mrs. Virginia Grieb, Ernest Jorgensen. Planning Office Staff Present: David Moon, Planning Director; Lois Allyn, Secretary. Advisory Committee Members Present: Glen W. Ward, Game Commission, Heppner; Warren McCoy, County Commissioner, Irrigon. Others Present: Kern Evans, Boardman; Jim Thompson, City Mgr., Boardman; Beverley Norton, Hermiston; Allen D. Hixon, Hermiston; Howard Perry, LaGrande; Mr. & Mrs. C. J. Gandy, Hermiston; John M. Winget, Bellevue, Wash.; Daxr Bartlett, Hermiston; Robert Diehl, Boardman; Robert Shaw, Hermiston; Arnold Braat, Boardman; Brian R. Quanbeck, LCDR, OTC, Boardman Bombing Range; Jack Mardis, Umatilla; Harriet Barclay, Hermiston.

9-22-

Mrs. Graves opened the meeting at 8:00 PM to accept testimony and discuss matters on the agenda, although no action could be taken because there was not a quorum of commission members present.

## Boardman Acres Subdivision

Mr. Perry, engineer, and Mr. Bartlett, representative of the owner, were present. Dave Moon read the recommendations of the Subdivision Review Committee, which included a recommendation that an improved road, providing access to all lots, be provided. The owner has filed a "Notice of Intent" to subdivide with the State Real Estate office, and has paid all back taxes on the property.

LCDR Quanbeck of the Navy advised that potential lot buyers should be aware of possible noise problems as long as the Navy maintains their bombing range operations.

Mr. Perry presented a preliminary plat map of the proposed subdivision. An access road to the lots will tie into a county road which connects with the Tower Road interchange on Hwy. 80. The map shows an access road across the south edge of some of the lots into the Navy headquarters located south of the proposed subdivision. The subdivider and the Navy are arranging a right-of-way easement. The matter will be continued at the Sept. 29 meeting of the Commission. Mr. Perry requested that the Commission consider the final plat at their October meeting.

## Braat Subdivision

Mr. Braat has bought back some tracts and resold them to other lot owners, so that he now has sold 3 - 15 acre tracts on the north side of Hwy. 80, and now does not constitute a subdivision. Lot owners present were advised that the Planning Commission has no jurisdiction in the matter. Concerning access problems to the lots, the land owners were advised that they can set aside deals; the county cannot. Mr. Moon advised that the State Water Resources Board has informed Judge Jones of a "critical water area" which includes the Braat property.

Ordinance revisions

Mr. Moon outlined proposed revisions of the Commercial and Industrial zoning and conditional use provisions, including addition of a "Light Industrial" section. The matter will be considered further at the Sept. 29 meeting of the Commission at Heppner.

Other

Mrs. Graves approved an invoice from Dennis Doherty for time attending the July meeting of the Commission. She asked Mr. McCoy if a portion of the time of the District Attorney was designated to be used by the Planning Commission, and he said "no."

The meeting adjourned at 9:35 PM. The October meeting of the Commission was set for Oct. 20 (the 3rd Monday).

  
Lois Allyn, Secretary