

Jan. 26, 1976 meeting of the Morrow County Planning Commission, held at the Courthouse, Heppner, Ore. (tape recorded)

Planning Commission Members Present: Fritz Cutsforth, Ed Dick, Cornett Green, Harold Rash, Gene Trumbull, Roy W. Lindstrom, Dorris Graves, Mike Sweeney. Advisory Committee Members Present: Glen Ward, Oregon State Wildlife Commission. Planning Staff Present: David R. Moon, Planning Director; Lois M. Allyn, Secretary. Others Present: Kenn Evans and Ivan Driver representing Keeco, Inc., Boardman; Bob LaRue and Tom Lagier, owner and engineer for Greenwood Estates Subdivision; Dorothy Zita, Heppner Gazette reporter.

Mrs. Dorris Graves, Chairman, opened the meeting at 8:10 PM. Mike Sweeney, appointed by the County Court to replace Mrs. Grieb, was introduced as a new member of the Commission.

8:15 PM - Keeco, Inc. Conditional Use and Variance Applications

The application by Keeco, Inc. proposed to allow construction of an office and a contractor's equipment storage yard in the area designated as "tract 4" (refer to minutes of 10-20-75). The land is zoned for light industrial development of this type and is the only significant tract of land in the area suitable for this type of use.

Motion by Green, seconded by Trumbull, that the Conditional Use Permit for an office and equipment storage yard be approved. Motion carried.

Application by Keeco, Inc. for a Variance to setback requirements of the M-1 zone to reduce setback from a county road from 60' to 45' and reduce the setback from adjacent farm properties from 500' to 10'.

Kenn Evans of Keeco, Inc. stated that the Variance to setback from the county road would not have been necessary except that according to all existing maps, the county road is actually located on his property, rather than the recorded right-of-way. Secondly, the variance requested is necessary for Mr. Evans to obtain phone service from the Bell Telephone Company rather than Eastern Oregon Telephone Company due to the P.U.C. boundary lines.

The Planning Commission then resolved that the variance would not be detrimental to the objectives of the Zoning Ordinance, and would not affect adjacent lands.

Mr. Evans also stated that since he owns the adjacent farm land, that the 500' setback would not be necessary.

Motion by Trumbull to approve the Variance application by Keeco, Inc. for an office to extend not more than two feet east of the western boundary of Section 3. The applicant did not show satisfactory justification to warrant granting of a variance to the 500' setback from the adjacent farm property. Seconded by Rash and carried.

9:30 PM - Greenwood Estates Subdivision - Final Plat

Mr. Lagier, engineer for Mr. Bob LaRue, presented the final plat as prepared by him. The final plat consists of 17 lots of approximately 1 acre. All conditions of the preliminary plat approval were complied with and action to vacate the original plat of 1935 is in progress.

Motion by Dick to recommend to the County Court vacation of Block 22W of the 1935 plat. Seconded by Sweeney and carried.

Motion by Trumbull to approve the final plat of Greenwood Estates Subdivision. Seconded

by Dick and carried.

Other business

Ed Dick was nominated for secretary, nominations closed and a unanimous ballot cast. He replaces Mrs. Grieb whose term on the commission expired.

Mrs. Graves, by consensus of the members, is to continue as chairman.

Mr. Moon advised that a number of farm deferral applications had been received, and suggested that the Planning Commission hold a special hearing to consider all at one time and not charge for the zone change from Farm to Qualified Farm.

He also reported that he anticipated four other applications and suggested that these be heard on Feb. 9, and the qualified farm zoning on Feb. 23 (taking into account the Monday holidays in February.)

The Planning Commission agreed to do this. The meeting adjourned at 9:55 PM.

David H. Moon,  
Planning Director

DBM: lma

Feb. 9, 1976 meeting of the Morrow County Planning Commission, held at the Courthouse, Heppner, Oregon. (tape recorded)

Planning Commission Members Present: Ed Dick, Dorris Graves, Corraet Green, Mike Sweeney, Roy W. Lindstrom. Advisory Committee Members Present: Judge Paul W. Jones. Planning Staff Present: David R. Moon, Planning Director; Lois M. Allyn, Secretary. Others Present: Ernie Lebart and David Kaspar, State Forestry Dept., Fossil; Paul W. Brown, Irrigon; Fred C. Frederickson, Maxwell C. Jones, Stephen L. Smith, Mike Linnell, Ivan Driver, Dorothy E. Bernard, Irrigon; John Skow, Heppner.

Chairman Mrs. Dorris L. Graves opened the meeting at 8:10 PM.

Ed Dick: Concerning the variance granted to Keeco at the Jan. 26, 1976 hearing, I move that the minutes be amended to add "that the 4 requirements for granting a variance were met". Seconded by Green and carried.

Motion by Green, seconded by Lindstrom, that the minutes, as amended, be approved. Motion carried.

Dave Moon reported that farm deferral applications were not all in and could be received through March 31, and since there were up to 5 matters which may be ready to hear Feb. 23, he suggested that the Feb. 23 meeting be devoted to these matters, and farm deferrals considered at the March Commission meeting.

8:20 PM - Herb Ekstrom zone change hearing

Mr. Ekstrom, Ione, had applied for a zone change from Farm to Industrial on approximately 3 acres out of Tax Lot 1000 in T 1 S, R 24 E, between the railroad track and state hwy. 207, approximately 1/2 mile west of Ione city limits. Mr. Ekstrom was unable to attend the hearing. Mr. Moon said that Mr. Ekstrom now has 1 1/2 acres devoted to fertilizer plant use which has been in existence for a number of years. He now wishes to add 2 1/2 acres to the present site, and construct a railroad spur. Expansion is west of the present site. Moon gave criteria of Paseno decision for zone changes. Motion by Green, seconded by Lindstrom, that zone change to Industrial be granted. Motion carried.

8:30 PM - Preliminary plat, Riverview Acres Subdivision, IML Contractors

Mr. Linnell and Mr. Driver, his engineer, presented the preliminary plat map. The proposed subdivision is approximately 26 acres in T 5 N, R 27 E, Sec. 23, a portion of Tax Lot 1800 owned by Maxwell Jones, on the north side of the main irrigation canal, near the Morrow-Umatilla County line. Access will be from 23rd St. by continuation. Lots will be one acre minimum, with some larger. All are 150 ft. minimum width. Dick suggested providing access across Lot 3 to property lying south of the canal. Moon: South of the canal is in critical ground water area. Commission members discussed providing access across the subdivision to the south someplace in the center, and suggested that such access line up with where 21st St. would be, and also that access be provided to Mrs. Bernard's property, which adjoins the subdivision. The subdivider will install individual wells and septic tanks. The lowest price homes in the subdivision will be around \$15 to \$16 thousand. A cul-de-sac or turnaround is to be provided in the middle of 21st St. Green: I move we accept the preliminary plat, subject to road changes noted, and subject to approval of the road improvements by the County Court. Seconded by Sweeney and carried.

9:35 PM - Paul Brown, Conditional Use Permit for Mobile Home Court

Mr. Brown appeared, and presented a map of his proposed mobile home park. The site is in T 5 N, R 26 E, Sec. 23, Tax Lot 3500, one mile from the Irrigon city limits, with access from old Hwy. 30.

He said building lots are selling for \$2,000. in area. Trees shown on map are along old irrigation ditches and most will be saved. Land is flat, and has water (irrigation) permit. He has checked nearby courts and there are no empty spaces, and none are set up to handle double wide trailers. This court is designed for all double wide, with 3 spaces per acre or 33 spaces on ten acres. Mr. Brown said he had the new Dept. of Commerce regulations dated Jan. 20, 1976. Each space will have a storage building and 10x24 carport. There will be 30' or more between trailers. He will put in an irrigation standpipe for each space. All are over 10,000 sq. ft. so no playground is required. He has talked to power and telephone companies and will have all underground service. He will add a 2nd parking space. The streets are 25' wide, 2 way. Roadmaster has approved access from Hwy. 30.

Green: I move we approve the Conditional Use Permit for a mobile home court, with review in one year to find out if the park has been completed. Second by Sweeney. Motion carried.

10:00 PM - Renewal of Variance For Skow mobile homes

Sweeney said he would not vote as it would be a conflict of interest. Mr. Skow appeared, and said that no one had established a mobile home park in Heppner since obtaining the variance for four mobile homes for use by persons employed by him. He said the same problems still exist, and he needs to continue to use 4 mobile homes for employees. Mr. Moon said he had contacted adjoining landowners Paul Warren and Wes Marlatt by phone and they had no objections. Motion by Dick, second by Lindstrom, that Variance be continued for another year. Motion carried.

Meeting adjourned at 10:25 PM.

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

*File*

Feb. 23, 1976 meeting of the Morrow County Planning Commission, held at the North Morrow County Office, Irrigon. (tape recorded)

Planning Commission Members Present: Mrs. Dorris L. Graves, Chairman; Gene Trumbull, Ernest Jorgensen, Harold Rash, Fritz Cutsforth, Ed Dick, Cornett Green. Advisory Committee Members Present: Warren McCoy, County Commissioner. Planning Staff Present: David R. Moon, Planning Director; Lois M. Allyn, Secretary. Others Present: Irrigon residents Dan Creamer, Chas. Pennock, Rod Collins, Bill Velle, Earl M. Linnell of EML Contractors, Fred C. Frederickson, John Brandt & Judy Brandt, Roy Allen, Herman M. Morris, Mr. Lunders, Ivan Driver, Maxwell Jones, Jack & Lorraine Copenhagen, Rik Haberlack, Boardman; Les Moen, Boardman and Jack Frisbie of Bildco, Inc.; Jim Thompson, City Manager, Boardman; Jim Stephansen, Physical Planner, East Central Oregon Association of Counties, Pendleton.

Mrs. Graves opened the meeting at 8:00 PM. Motion to approve minutes of previous meeting seconded and carried.

#### 8:00 PM - Brandt Variance Hearing

Application by John L. Brandt, Rt. 2, Box 209B, Irrigon for a Variance to allow placement of a mobile home for use by a family member on Tax Lot 3000, T 5 N, R 26 E, Sec. 24, on old Hwy. 30, approximately 1/2 mile west of Irrigon.

Staff report given by Planning Director Dave Moon stated that the Variance was necessary due to setback requirements of the Zoning Ordinance, and that the lot was otherwise in compliance.

Mr. Brandt stated the reason for locating the mobile home on the property was due to ill health of a family member.

No response was received from adjacent landowners or from those present.

Gene Trumbull moved to grant the variance on the basis that it satisfied the requirements for variance approval as given in the ordinance, seconded by Jorgensen, that variance be approved for family member only. Motion carried.

#### 8:05 PM - Moen Conditional Use Hearing

Application by Lester Moen, Boardman, Oregon for a Conditional Use Permit in a Farm zone. The requested change in usage is from farming under Sec. 3.110 of the Zoning Ordinance to Multi-family dwellings under Sec. 3.120. The property is owned by Bildco, Inc., 113 E. Ave. C, Kennewick, Wash., and consists of a portion of Tax Lot 800 located in T 4 N, R 25 E, Sec. 20, approximately 2 miles southwest of Boardman, Ore., being that portion of the tax lot lying north of the main irrigation canal, and with access from Paul Smith Rd. The property is 273.47 acres out of 540 under the same ownership.

Mr. Moen and Mr. Jack Frisbie were present to present the application. Reasons given for the requested use are as follows.

1. Housing is needed for existing and anticipated employees.
2. Housing on site needed to provide security.
3. Units of 1,000 sq. ft. needed partly to attract good employees in the \$12,000 per year income bracket.

Mr. Copenhaver and Mr. Haberlack were present to give opposition to the proposed use, stating that while 8 units were being proposed, only 4 employees are necessary for operation of the farm.

A letter from the City of Boardman was also submitted, questioning the proposed use.

Mr. Ed Dick moved that the hearing be continued until the next regularly scheduled meeting of the Planning Commission, reasons being:

1. To allow the Planning Commission time to evaluate public need of the proposed use.
2. To allow response from the City of Boardman to the proposed use.
3. To evaluate possible alternative sites better suited to multi-family dwellings.

Seconded by Green and carried.

Other

Mr. Rodney Collins wanted to see about a zone change. He was advised to meet with Mr. Moon on Thursday at Irrigon.

Mr. McCoy (concerning Riverview Subdivision approved by the Planning Commission on Feb. 9) said there was question regarding width of 23rd st. Bette Rand, whose property adjoins the street, says it is 45' wide. Mr. McCoy said the County Court wants subdivisions concentrated near or adjoining cities.

Max Jones said 23rd St. was opened as a county road in 1927.

Commissioner McCoy advised those present that the County Court would meet at Irrigon on Feb. 25, and that the Court meets there the 4th Wednesday of each month.

(tape ends)

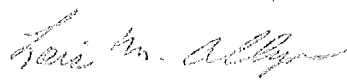
9:00 PM - Jim Thompson, Boardman City Manager

Mr. Thompson gave a report on planned annexations to the city of land owned by Oregon Potato and other matters.

9:30 PM - Jim Stephenson, ECOAC

Mr. Stephenson gave a report on steps required for county compliance with Land Conservation and Development Commission goals and guidelines. The Planning Commission, functioning as the County Citizen Involvement Committee, is to devote part of each meeting to this work.

Meeting adjourned at 10:00 PM.

  
Lois M. Allyn, Secretary

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March 29, 1976 meeting of the Morrow County Planning Commission, held at the North Morrow County Office, Irrigon. (tape recorded)

Planning Commission Members Present: Mrs. Dorris L. Graves, Chairman; Gene Trumbull, Ernest Jorgensen, Harold Rash, Cornett Green, Roy W. Lindstrom, Mike Sweeney.

Advisory Committee Members Present: Warren McCoy, County Commissioner; Glen Ward, Oregon State Fish & Wildlife Division.

Planning Staff Present: David R. Noon, Planning Director; Lois Allyn, Office Secretary.

Others Present: Retha & Bob McCall, James B. Miller, Umatilla; Chester A. Stewart, Portland; Mel R. Rayner, Kenn Evans, Jack Copenhagen, Les Moen, Boardman; Jack Frisbie; Fred Stone, Oregon Potato, Inc., Boardman; John B. Coplen, W. L. Miller, Duane Kerlin, Ralph Minnick, Mrs. McKenzie and Mrs. Richards, Ivan Driver, Max Hellberg, Ben Ramirez, Robert Collins, Irrigon; Mr. Rawie of Veteran's Affairs, Salem; Dick Glasheen (sp?), representing Mrs. Stubblefield.

Chairman Mrs. Dorris L. Graves opened the meeting at 7:30 PM.

Mike Sweeney presented a resolution (copy attached to original minutes) to effect a moratorium on further developments until such time as the city planning commissions and Morrow County Planning Commission can meet together and establish a "growth boundary" around the towns. After some discussion and questions concerning a time limit on the moratorium, Mr. Sweeney amended his resolution by adding "for a period no longer than 60 days or until the County Commission can get together with the city planning commissions." Dave Noon reported that the resolution does not include single family residences, and a growth area designation is required by LCDC goals and guidelines. Motion to approve the resolution, as amended, was passed.

Dave Noon passed out a "goals and guidelines" sheet to all present and asked that they complete and return it. It is part of the preliminary work on compliance with the LCDC goals and guidelines.

8:00 PM - Hearing on amendment to Zoning Ordinance

Mrs. Graves read the public notice "proposed amendment to Morrow County Zoning Ordinance to change definition of Mobile Home Park from 2 to 4 mobile homes." State regulations have been changed from 2 to 4 to constitute a mobile home park. Green: I move that we amend the Morrow County Zoning Ordinance to change the definition of a mobile home park from 2 to 4 mobile homes. Seconded by Sweeney and carried.

8:05 PM - Moen hearing (continued from Feb. 23, 1976)

Mrs. Graves read the public notice "application by Lester Moen, Boardman, for a Conditional Use Permit in a Farm Zone. Requested change in usage is from farming under Sec. 3.110 of the Morrow County Zoning Ordinance to multi-family dwellings under Sec. 3.120. The property is owned by Bildco, Inc., Kennewick, Wash., and is located in T 4 N, R 25 E, Sec. 20, Tax Lot 800, that portion of the tax lot lying north of the main irrigation canal and adjoining Paul Smith Road, west of Boardman.

Mr. Moen showed a plat map of the area and sketch of the proposed town house type development. They had requested a Conditional Use to allow an 8 unit apartment. Jack Frisbie said his partners are Gus Kittson and Wm. Starke, and that Starke is living on the property.

Copenhagen questioned nearness of his well to septic tanks and drainfields for the apartments. Moen: Septic tanks will have to be approved. Copenhagen is northwest across road from proposed apartments.

Mrs. Graves read the City of Boardman Planning Commission's letter dated March 16 in which they recommended up to 4 units.

Frisbie said school bus service and mail service are available.

Sweeney: Because 8 units appears excessive, and property is for sale, I move we deny the 8 units and adopt the City of Boardman recommendation for 4 units, and require that another application, signed by all partners, be presented. Second by Green and carried.

8:35 PM - Stubblefield hearing

Mrs. Graves read the hearing notice "Application for a Zone Change from Farm to Farm Residential on 5 acres located in T 4 N, R 25 E, Map 16 AD, Tax Lot 800 at the corner of Wilson & Olson Rds., east of Boardman. Applicant is Lillian M. Stubblefield, Pendleton."

Trumbull: The rest of the area around it is zoned FR. Dave Moon read report in which he stated most of the nearby surrounding area is zoned FR. Trumbull: I move that we approve the zone change, seconded by Rash and carried.

8:40 PM - Minnick hearing

Mrs. Graves read the hearing notice "Application by Ralph Minnick, Irrigon, for a Zoning Variance to place a second residence (mobile home) on a 1.04 acre tract located in T 5 N, R 26 E, Sec. 23, on Idaho Ave. near 4th St., west of Irrigon." The property is zoned Farm Residential with a minimum one acre lot size.

Mr. Minnick stated that the mobile home is for his daughter, and he did not rent or have any gain from it. It is not on a permanent foundation. Dave Moon read Minnick's statement citing the four criteria which must be met in order for a Variance to be granted.

Mrs. McKenzie and Mrs. Richards objected to the placement of the mobile home. Mrs. Graves also read a letter from Paul Barnes in which he objected to placement of the mobile home. None stated any reason for the objection other than "too many" mobile homes.

Greens: I move we approve the Variance, that it be reviewed on a yearly basis, and that the mobile home be used for a family member only. Seconded by Sweeney, motion carried.

9:00 PM (approx.) - Jorgensen hearing

Mr. Jorgensen, who is a member of the Planning Commission, withdrew from voting on the application.

Mrs. Graves read the hearing notice "Application by Ernest E. Jorgensen for a Zone Change from Farm Residential to Light Industrial, and a Conditional Use Permit from farming to lumber yard and storage under Sec. 3.570 of the Morrow County Zoning Ordinance. The requested change applies to approximately 6 acres out of the 12.40 acres in Tax Lot 2900 in T 5 N, R 26 E, Sec. 23, on old Hwy. 30 and 7th St. west of Irrigon." Dave Moon read the staff report. Jorgensen said a truck yard has been established on the property for 11 years. He plans to enlarge it some.

Trumbull: Actually, that part of the property was not properly zoned to begin with.

Graves: Do you plan any other businesses? Jorgensen: Yes.

Dave showed the location of the property on a map. It is about 1 1/2 miles west from the Irrigon city limits. The truck yard is on the west end of the property. There is some pasture, and the center area is proposed for the lumber yard.

Kenn Evans: Wouldn't Commercial zoning be more appropriate? Dave: No, I believe it



Trumbull: Since it appears it was improperly zoned, I move we approve the zone change on 6 acres from Farm Residential to Light Industrial. Second by Lindstrom. Motion carried, with Planning Commission Member Sweeney voting "no".

Jorgansen said about 1 1/2 to 2 acres would be in lumber yard.

Sweeney: I move that we table the Conditional Use application until plans for the lumber yard are received. Seconded by Green and carried.

9:30 PM - Oregon Potato Hearing

Mrs. Graves read the public notice "Application by Oregon Potato, Inc., Boardman, for a Conditional Use Permit in a Farm Residential Zone for an airstrip, located alongside Hwy. 730 in T 5 N, R 26 E, Sec. 34, between Patterson Rd. and Irrigon."

Dave Moon said he had talked to the State Highway Dept. and State Aeronautics Board. They had no objection, except the use of certain chemicals are banned by the State Highway Dept. and the State Aeronautics Board requires that it be used only for farm use.

Fred Stone appeared to represent Oregon Potato. Motion by Sweeney to approve the Conditional Use Permit. Seconded by Trumbull and carried. (tape ends here)

9:35 PM (approx.) - Hellums / Eastern Oregon Farming Hearing

Mrs. Graves read the public hearing notice "Application by Virden A. Hellums, Heppner contractor, for a Zone Change from Qualified Farm to Farm on approximately 10 acres out of Tax Lot 1400 in T 4 N, R 26 E, Sec. 15, the SW 1/4 of the SW 1/4, on the east side of Patterson Ferry Road, between the Union Pacific Railroad tracks and Hwy. 80 freeway. Property owner is Eastern Oregon Farming and intended use is potato warehouses."

Dave Moon read the staff report. He said the land will be purchased by the partners constructing the warehouses, and leased back to Eastern Oregon Farming. The zone change is required because of the proposed 10 acre lot size. It is located in a dip by the railroad track and not suitable for farming.

There was a question of possible interference if the Patterson overpass over Hwy. 80 is converted to a full interchange. Dave said it didn't appear that the location of the warehouses would interfere. No one was present to represent the applicant.

Sweeney: I move that we continue this hearing, seconded by Green and carried.

9:40 PM (approx.) - Knight's Katering Hearing

Mrs. Graves read the public hearing notice "Application by Knight's Katering, Inc. of Irrigon for a Zone Change from Farm to Industrial, and a Conditional Use Permit for an "eating or drinking establishment" located in T 3 N, R 23 E, Sec. 24, the SE 1/4 of the SE 1/4, consisting of one acre out of Tax Lot 100, the location is north of the Boeing test site."

Dave Moon said the purpose was for a full service restaurant to serve the nearby work force, and read recommendation. He recommended H zoning as test site is zoned Industrial.

Mr. Rawie of Veteran's Affairs said he was present to find out what is going on, but did not object.

Mr. Ben Ramirez of Knight's Katering said they planned on permanent building. They haven't worked out a lease with Boeing, pending outcome of this hearing. They have a mobile food service now, but does not allow hot meals. Location is south and east of the seed lot, about 5 to 6 miles from the coal-fired plant, and about 1/2 mile from

feed lot. He plans around the clock service as needed. He services Sun-Tag Farms with a mobile unit. They plan a double wide mobile unit on concrete block foundation.

Green: I move we change zoning from Farm to Industrial. Seconded by Trumbull and carried.

Sweeney: I move we grant the Conditional Use on basis that it be a mobile unit, readily removable, and review the application in two years. Second by Lindstrom and carried.

10:00 PM - Collins Hearing

Mrs. Graves read the public notice "Application by Rodney Collins, Irrigon, for a Zone Change from Farm Residential to Commercial on Tax Lot 601 located in T 5 N, R 26 E, Map 25 A, 2.20 acres, and Tax Lot 1700 in T 5 N, R 26 E, Map 24 DC, .07 plus acres, located on First St. and Hwy. 730 west of Irrigon."

Dave Moon distributed a map he had prepared. Idaho Street is vacated. Access will be from First St. The location is about 150 feet from the Irrigon city limits.

Mr. Collins said he plans to build a supermarket. Water will be from City of Irrigon, and he plans his own sewage disposal facility.

In reply to questions, since Mr. Collins had not prepared a plat of his proposed market, Dave Moon said parking space, setbacks, etc. are set forth in the Zoning Ordinance, and it would not have to come back to the Planning Commission.

Mr. Collins said he is willing to be annexed to the City of Irrigon, and would be willing to dedicate 10' off of the .07 acres to make the road 60 ft. wide, as First St. is 60' wide except where it enters Hwy. 730. Mr. Collins owns the Texaco Station in Irrigon, but will not sell gas at the new location.

Trumbull: I move we approve the zone change from Farm Residential to Commercial. Second by Jorgensen, motion carried.

10:15 PM - Stewart Hearing

Mrs. Graves read the public hearing announcement "application by Chester A. Stewart for a Zoning Variance in a Farm Zone to place a total of 3 residences on 12.3 acres located in T 4 N, R 24 E, Sec. 24, Tax Lot 1200, on the south side of the main irrigation canal, on the west side of Peters Rd., west of Boardman."

Dave read the supporting 4 points required for a Variance. He said the land is unimproved sage brush land. Mr. Stewart said they want to sell 2.3 acres on which a large house is now located, as the house is too large for the use of the prospective buyers, and then divide the remaining 10 acres into two - 5 acre tracts. He said they want to develop them with two smaller residences and the land with water from wells.

Jorgensen: I move we approve the Variance. Second by Rash. Motion carried, with "no" vote by Green;

Meeting adjourned at 10:30 PM.

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

*file*

April 26, 1976 meeting of the Morrow County Planning Commission, held at the Courthouse, Heppner, Oregon (tape recorded)

Planning Commission Members Present: Mrs. Dorris L. Graves, Chairman; Mike Sweeney, Roy W. Lindstrom, Gene Trumbull, Ed Dick, Ernest Jorgensen, Fritz Cuteforth.

Advisory Committee Members Present: Glen Ward, Oregon State Fish & Wildlife Commission.

Planning Staff Present: David R. Noon, Planning Director; Lois M. Allyn, Secretary.

Others: Mrs. Jack Wetzel, Boardman; Ed Benihia, Boardman; Frederick Martin, Ione.

Mrs. Graves opened the meeting at 8:10 PM.

Dave Moon read District Attorney Dennis Doherty's letter concerning the importance of being sure the owner(s) approved of any application filed by an agent. He also read the Kristopherson v. City of Eugene letter concerning designation of authority of Planning Commission to make zone changes.

Mike Sweeney emphasized that it is the duty of the Planning Commission to follow procedure of due process and especially in regard to zone changes, the "10 findings of facts" must be in line with the Comprehensive Plan and LCDC goals and guidelines.

Dave Moon reported that he is working on the 4 cities application for a \$25,000 grant to do planning for them. Mrs. Graves said she thought the money would go further than the cities working on their own. He also reported that the county is thinking of hiring a hearings officer to hear variances and maybe some conditional uses, but not zone changes. He would make report and recommendation to the Planning Commission. He would be hired for 1 or 2 days a month. Hearings officer would be objective and impartial. It needs to be budgeted now, but don't have to hire anyone now.

Motion by Gene Trumbull that the Planning Commission approves working with cities and that the county should offer their services towards comprehensive planning. Seconded by Ed Dick and carried.

Ed Dick recommended budgeting so if it is decided by the Planning Commission to hire a hearings officer, that the money would be available. Seconded by Sweeney, motion carried.

The minutes of the previous meeting were approved.

8:35 PM - Wetzel Variance application

Mrs. Graves read the hearing notice "Application for Variance to lot size in a Farm Zone to allow an additional mobile home for a family member. Location is in T 4 N, R 25 E, Section 16, Tax Lot 602, 5 acres, near the corner of Olson & Kunze Rds., property owners are Mr. & Mrs. Jack Wetzel, Boardman."

Dave Moon read the statement of criteria for granting a Variance. Mrs. Wetzel said they bought the property in January. Gene Trumbull questioned why they bought the tract which only allowed for one residence when they intended to put two on it. She said she understood two mobile homes were allowed.

Trumbull asked Benihia about mobile homes on his property. He said 2 are in use and 2 not in use. Benihia said he sold his 20 in 4 parcels and now has an interest in his son-in-law's property.

Mr. Trumbull noted that the trailer park is filled up and not very pleasant to live in.

Sweeney: I move that based on the fact there is no direct access onto county road, and since it is for a disabled member of the family and there is no comparable one acre tracts available, and will not be rented, that the variance be granted for one year,

subject to review at that time. Motion carried.

9:20 PM - Sabre hearing

Mrs. Graves read the hearing notice "Application for Zone Change from Farm to Qualified Farm on T 3 N, R 26 E, Sec. 13, Tax Lots 1303 and 1302, 280 acres, owned by Sabre Farms, Inc., Boardman, Ore.

Gene Trumbull said since it is a zone change to Qualified Farm, that I move we approve the zone change. Seconded and carried.

9:25 PM - West hearing

Since Mr. West wasn't present, nor a representative, the Planning Commission continued the hearing on his application until the next meeting.

9:28 PM - Hellums/Eastern Oregon Farming hearing (continued for March 29 hearing)

Mr. Hellums wasn't present (he was phoned and arrived later)

9:30 PM - Jorgensen hearing (continued from March 29 hearing)

There was a question of whether it was proper to re-zone the land on the premise that it was an existing use, and then introduce a Conditional Use not already there on a part of the property not being used for the original use (a trucking company).

The Planning Commission determined that there was no other land available for the proposed Conditional Use, and that the proposed lumber and storage yard was a needed service since there is no lumber yard in the north end of Morrow County. Mr. Hellums arrived and the Jorgensen hearing was recessed.

9:50 PM - Hellums/Eastern Oregon Farming hearing

This matter had been continued because of a question of possible interference in the event the Patterson Road over-pass is converted to a full interchange over Hwy. 80. Mr. Hellums said the proposed warehouse site is 1100 feet from the Hwy. 80 fence, and the buildings will be set back 100 feet from Patterson Road. The main reason we applied for a zone change is the lot size. He said the warehouses are being built and leased back to Eastern Oregon Farming, and they have an option to buy at the end of 3 years, which Mr. Hellums said he expected they would do. Either that, or they will continue to lease them. They will be used for storage of farm products. Trumbull: In light of the evidence presented, I find they meet the criteria for a zone change, and move that we approve the change. Seconded and carried.

10:00 PM (approx.) Jorgensen hearing re-opened

Dave Moon reported that some of the nearby property is operated as Fish and Wildlife area, some are small tracts with middle income homes and mobile homes, and some fairly large tracts. There is good access from county road (old Hwy. 30). Public utilities are available. Part of property is already used for commercial purposes. There has been a 50% increase in tax value from \$9,000 to \$18,000, pricing itself out of agricultural use. There are no other lumber yards in North Morrow County. There is a need for the proposed use, and the land is not suitable for intensive agricultural use. Mr. Jorgensen said he plans on a metal pole frame building. The area around the building will be gravelled. Dave said the Planning Commission can require that it be screened from view since the surrounding property is zoned "Farm Residential".

Ed Dick: The proposed use does not appear to be incompatible with the Comprehensive Plan, and therefore I move that the Conditional Use be approved. Seconded by Trumbull and carried. Jorgensen did not vote since he is a member of the Commission.

10:20 PM - Docken re-zoning from Commercial to Farm Residential

Mrs. Graves read the hearing notice "The Planning Commission proposes to re-zone the east half of Tax Lot 100 in T 4 N, R 25 E, Sec. 17, containing approximately 38 acres, from Commercial to Farm. Property owner is Lee Docken Mobile Estates."

Dave said he had talked to Mr. Docken, and he had no objection. The re-zoning would have no effect on Docken's present Conditional Use Permit for a mobile home court development. Motion by Trumbull, seconded by Sweeney, to approve the zone change from Commercial to Farm Residential.

Other business

The critical ground water area, designated by the State Water Resources Board, was discussed. Most of the area, except for several small tracts near the Ordinance Interchange, could logically be zoned "Qualified Farm" since most of that area carries that zoning already. The State Water Resources Board has requested a 10 acre minimum lot size.

Dave briefly discussed the Riverview Subdivision. The preliminary plat had been accepted earlier, but it was found that where 23rd St. joins Highway 730, that apparently the road right-of-way is 45' wide instead of 60'. There could be up to 15 families involved in the subdivision, plus 2 at the other end. The Planning Commission had no objection to continuing the subdivision because of the relatively small number of families involved.

Dave reported that soil surveys have been made by the Soil Conservation Service, but not published. Dorris Graves said this would be a good use for LDC funds.

The meeting adjourned at 10:35 PM. The next meeting will be at Irrigon on May 24.

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

May 24, 1976 meeting of the Morrow County Planning Commission, North Morrow County Office, Irrigon, Oregon

Planning Commission Members Present: Mrs. Dorris L. Graves, Chairman; Harold Rash, Cornett Green, Ed Dick, Gene Trumbull

Advisory Committee Members Present: Harold Kerr, County Extension Agent; Bob Adelman, Soil Conservation Service, Heppner

Planning Staff Present: David R. Moon, Planning Director; Lois M. Allyn, Secretary, Rob Beltramo, ECOAC, Pendleton

Others: Mayor Chester Wilson, Irrigon; Elva Sanders, Ruth Bentley, Dorothy Irish, Donald Eppenbach, Elbert Eppenbach, Paul Brown, Barbara Byrd, Charles R. Pennock, William H. Cooley, Irrigon; Jim Thompson, City Manager, Boardman; Mayor Dewey W. West, Boardman; Carroll J. Donovan, Boardman; Elmer & Dee Stubblefield, Boardman; Rupert Kennedy, Manager, Port of Morrow, Boardman; Harman Winter, Attorney-at-Law, Heppner.

Mrs. Graves opened the meeting at 8:15 PM, although a quorum was not present.

#### 8:15 PM - Boardman growth area

As a follow-up to an earlier moratorium on development (subdivisions and mobile home courts), the Planning Director showed the proposed area to be designated as a growth boundary area, to confine developments to areas that have a prospect of being annexed to the city at some future time. He proposed an area from Paul Smith Road on the west, south boundary to be the West Extension Irrigation Canal, and east boundary Olson Road. This is the same as the new Boardman Comprehensive Plan.

Ed Dick asked if a buffer zone had been discussed with the City of Boardman.

Jim Thompson said it had not been discussed, but that he would bring up the matter.

Dave Moon said it is easier for a city to extend services - sewer and water lines and streets - into an area that is sparsely settled.

#### Irrigon growth area

Dave Moon showed a map he had prepared of a proposed Irrigon growth boundary, which had been developed in consultation with the Irrigon city council and planning commission. It took in an area from 4th St. West, to a line approximately parallel with the present south boundary of Irrigon, to 18th St. East, and north to the Corps of Engineers taking line.

Mr. Adelman said there were some limitations because of shallow soils, drainage and over-irrigation problems in the Irrigon area. He said they have the Irrigon and Boardman soil surveys completed.

An Irrigon resident suggested an area south of the town be included, or the boundary taken to the canal.

Consideration of the growth area boundaries was recessed until later in the hearing.

#### Port of Morrow

Mrs. Graves asked Rupert Kennedy to present his problem to the Planning Commission. Mr. Kennedy gave background of the purchase of the Port lands, and said the State Highway Department has retained mineral rights on a 40 acre parcel out of the 765 acres in the Port. Now the Port has an offer from Jayo to buy the site for \$79,000, and

they intend to place a 3½ million dollar plant on the site which will employ about 60 people. Mr. Kennedy asked for the Planning Commission's help in obtaining a release from the State Highway Department. The Port has sewer, water, street and rail lines across the property. (Mr. Trumbull arrived which made a quorum).

Motion by Trumbull, second by Rash, to write a letter from the Planning Commission to the Governor and State Highway Department to the effect they felt the Port's use of the land was in the best interests of the county, and that the Highway Department be asked to release their mineral rights claim. Motion carried.

9:20 PM - Mrs. Graves said since we now have a quorum, we will continue with the hearing on the growth boundaries.

After some further discussion on the Irrigon growth boundary, Ed Dick made a motion that the boundary be 4th St. on the west, the West Extension Canal on the south, and 18th St. on the east. Seconded by Green and carried.

Irrigon will be asked to approve or comment on all developments, and also Boardman.

An area the same as the new Boardman Comprehensive Plan - from Paul Smith Road on the west, the West Extension Irrigation Canal on the south, to Olson Road on the east, was agreed upon as the Boardman growth boundary. Motion by Green, second by Trumbull, that this area be set as the boundary. Motion carried.

Dave Noon said that the moratorium on growth now ceases because of the acceptance of these urban growth boundaries.

9:27 PM - Deway W. West, Jr. Zone Change Hearing

Mrs. Graves read the public hearing notice "application by Deway W. West, Jr. for a Zone Change from Qualified Farm to Farm on Tax Lots 1400, 1500, and 1602, approximately 70.46 acres, located in T 4 N, R 25 E, Sec. 14, east of Boardman on Wilson Road." (continued from April 26 hearing)

Dave Noon read the staff report. A copy is attached to the original minutes.

Mr. Winter, attorney for Mr. West, said the tests done by DEQ on the property showed it suitable for development. Sixty acres clearly qualifies for 5 acre or less homesites.

No comment was received from adjoining landowners concerning the proposed zone change.

Dave Noon reported quite a lot of small acreages are being sold off in the area. Here land is zoned Farm than Qualified Farm, although some landowners are now applying for farm deferral.

Trumbull: Since I believe it would be consistent with development of the area to approve the zone change, I move that we do so. Seconded by Rash and carried.

The zone change must also be approved by the County Court.

9:42 PM - Elmer Stubblefield Zone Change hearing

Mrs. Graves read the hearing notice "application by Elmer Stubblefield, Boardman, for a Zone Change from Farm to Farm Residential on 4.83 acres located in T 4 N, R 25 E, Sec. 20, Tax Lot 403, approximately 1 mile southwest of Boardman on Kunze Road."

The tract is within the Boardman growth boundary. Dave Noon read the staff report. Copy is attached to original minutes. Mr. Stubblefield said he had contacted neighbors

and there was no objection, and no objection had been received by the Planning Commission.

Ed Dick: I would like to have a letter from the City of Boardman approving the zone change.

Dave: The City of Boardman Planning Commission will meet Wednesday, and I'm recommending a meeting of our Planning Commission June 14, so it wouldn't hold up their application very long.

Harold Rash said he would not be available on June 14.

Dick: I move that we continue the hearing until we receive a letter from the City of Boardman. Seconded by Green. Motion carried.

9:55 PM - Minnick Variance

Mrs. Graves referred to a letter she had received from the County Court, asking that the Planning Commission again consider the matter since the District Attorney had advised them that a hardship would be in relation to the land, rather than the applicant.

A variance had been granted to Mr. Minnick to place a second mobile home on his property for the use of his daughter. The neighbors appealed the decision to the County Court, saying the decision was not made on a proper basis.

Since several similar variance have been granted by the Planning Commission, generally with review in one year to see if the need still exists, the matter was discussed at some length, and taken under advisement until the next meeting of the Commission.

Mrs. Graves said she had driven down Fatterson Rd., and noted a sandblow starting on the Keeco property, and that no landscaping had been done on the Oregon Potato trailer park.

The meeting adjourned at 10:25 PM.

  
Lola M. Allyn, Secretary



*file*

July 26, 1976 meeting of the Morrow County Planning Commission, held at the Courthouse, Heppner, Oregon

Planning Commission Members Present: Mrs. Dorris L. Graves, Chairman; Ed Dick, Roy W. Lindstrom, Gene Trumbull, Ernest Jorgensen  
Planning Staff Present: David R. Moon, Planning Director, Lois Allyn, Secr.  
Advisory Committee Members Present: Harold Kerr, County Extension Agent, Heppner; Bruce Sarazin, D.E. Q., Pendleton  
Others: Jim Lieuallen, Union Collier Co., Hermiston; Ellis Green, Sabre Farms, Boardman; Dewey W. West, Boardman & Bill Wells, Wallulis & Associates, Pendleton; Mr. & Mrs. Maxwell Jones, Irrigon & Floyd Wiley, EML Contractors, Box 337, Irrigon; Earl D. Trudeau, Boardman, & Mr. & Mrs. Harris L. Haman, Rt. 1, Box 460, Boardman; Fred Nishimura, PO Box 66, Boardman; Mrs. C.A. McKenzie & Mrs. Pete Richards, Irrigon

Mrs. Dorris Graves, Chairman, called the meeting to order at 8:15 PM.

Mrs. Graves suggested that a meeting with the Lexington, Ione, and Heppner Planning Commissions be arranged to designate urban growth boundaries.

The minutes were not read as they are mailed to Planning Commission members, Advisory Committee members, the media and certain other agencies. No objection was raised to the minutes as mailed out.

8:17 PM - Shoemake hearing

Dave Moon reported that Mr. Oscar Shoemake had phoned July 26 and requested that his application be tabled at the present time. The Planning Commission voted to do this.

8:20 PM - Monte Crum/Union Collier Cond. Use Hearing

(located at Hwy. 207 & Baseline Rd., north of Lexington)

Dave Moon read a letter re highway access (attached to original minutes). Mr. Lieuallen said the house presently on the property would be used for an office. Fertilizer storage tanks will be northwest of the house. They don't intend to fence the property at the present time. Fertilizer will be transferred from large tanks to smaller rigs. The tract they are leasing will be 429' x 150' or 1.47 acres, as shown on a small plat map they furnished. Mr. Sullivan of Oregon State Highway Pendleton office had told them rigs are to be parked 50' back from the right of way.

Mrs. Graves asked for comment from the floor and there was none.

Trumbull: I move that this Conditional Use Permit be approved, subject to approval of the access by the State Highway Dept., that the yard be gravelled, that access into the driveway be controlled, no permanent structures be erected, and the Conditional Use Permit be reviewed in one year. Seconded by Ed Dick & carried.

8:30 PM - Sabre Farms Zone Change Hearing (QF to F)

(12 acres in the SE 1/4 of the SE 1/4 of Sec. 8, T3N, R26E, a portion of Tax Lot 801 on Homestead Rd., 2 miles east of Bomb Range Rd.)

Dave Moon read the staff report. Copy is attached to original minutes.

Ellis Green, representing Sabre Farms, gave an 11 point report covering the reasons for the request, and said one of the main reasons is to split out a lot to allow financing of a second potato warehouse at the site. The site is a small triangle, not economically feasible to irrigate, situated so the circle irrigation systems do not reach it.

Trumbull: I believe the proposed use is consistent with the Comprehensive Plan and move that we approve the zone change from Qualified Farm to Farm. Motion seconded and carried. The zone change will also require approval of the County Court.

8:45 PM - Dewey West, presentation of Preliminary Plat of Eastregaard Estates Subdivision

The subdivision is located in T 4 N, R 25 E, Sec. 14, Tax Lots 1402 and 1500, approximately 2 miles east of Boardman, on the south side of Wilson Rd. Copies of the preliminary plat were furnished by Mr. West and his engineer, Mr. Wells.

Dave Moon reported the Subdivision Review Committee had met, and all their recommendations are included in the preliminary plat. The plat excludes two small pre-existing tax lots. There are 15 - 5 acre tracts (less road right-of-way). The West Extension Irrigation District Canal goes through the south end of the property with a 200' easement. The ditch itself is about 25' wide. Mr. Wells said the road is slightly curved for aesthetic reasons and also to fit the contour of the ground. There is a right-of-way, owned by Robert Sicard, along part of the west edge of the property to allow access to a parcel owned by Sicard. It causes some reduction in the lot sizes adjacent to it. There is a 30' strip on the south end dedicated for road use in the event Kunze Road is extended east to the subject subdivision. The area south of the canal is only used about 1 or 2 months in the spring for grazing. Ed Dick raised the question of whether land in right-of-ways are taxed with the property, also whether the less than 5-acre lots would require a variance. Dave Moon said that approval of the plat also approves the lot sizes.

Mr. Wells said the tract has not been surveyed yet, but the lot sizes should be very nearly the same as on the preliminary plat. Trumbull questioned total acres in hearing notice.

A letter from Robert Sicard, who owns property across Wilson Road, directly north of the subdivision, was read and is attached to original minutes. He did not protest the subdivision, but gave information concerning his present family dairy operation so that it would be a matter of record.

Trumbull: I move that we approve the preliminary plat. Dave Moon: Will there be restrictive covenants filed? Mr. West: They will be filed with the final plat. Motion seconded by Lindstrom and carried.

Mr. Trumbull asked if persons could be notified of results of hearings, as some people have asked about results. The secretary said this has been done when a request is received, but not otherwise.

9:55 PM - Riverview Subdivision Final Plat

This subdivision is located in T 5 N, R 27 E, Sec. 21, a portion of Tax Lot 1800, located 2 miles east of Irrigon and on the north side of the West Extension Irrigation Canal.

Lots 1 through 5 on the preliminary plat have been withdrawn from the final plat. As requested by the Planning Commission, the road had been moved to the south side, bordering the canal, so that access to two lots on the west end of the tax lot, which had previously been sold with no access, could now have legal access. *(tax lots 1801 + 1802)*

Motion by Jorgensen, second by Ed Dick, to approve the final plat. Motion carried.

10:05 PM - A short recess was declared by the chairman.

10:15 PM - Trudeau Zone Change Hearing (F to FR)

Dave Moon gave a verbal report on the property. It is located in T 4 N, R 25 E, Sec. 20, Tax Lot 402, 6 1/2 acres, located on the south side of Kunze Road with access onto Paul Smith Rd. It adjoins and is similar to the Elmer Stubblefield property (see June 28 minutes). Two lots have been sold out of the property already, and Mr. Trudeau has been advised that any further division of the property would create a subdivision. The property is within the Boardman urban growth boundary. Dave said he had checked with the Boardman city manager, who did not object to the zone change.

Dave suggested that a density policy of some kind should be agreed to between the County and City of Boardman Planning Commission. Purpose would be to prevent an excessive number of zone changes to create one acre lots. The Planning Commission directed him to pursue this matter.

Since approval of Trudeau's zone change had not been given by the City, the County Planning Commission, by motion of Lindstrom, seconded by Jorgensen and carried, agreed to continue the Trudeau hearing until the August meeting of the Planning Commission.

10:30 PM - Jayo Variance Hearing

The application is for a Variance to setback requirements in an Industrial zone by Jayo. Location is Lot 7, Block 3, Port of Morrow Food Processing Park. Fred Nishimura, representing Jayo, presented a map and explained the reason for the Variance request. They intend to build two potato warehouses on the lot. In order to place two buildings on the irregular shaped lot, which fronts on Columbia Avenue, at one point near the corner of the building the setback is ok from the street centerline, but 35' from the property line. Nishimura said the access to the lot is from the opposite end from the narrow point, so would have no effect on access.

Motion by Dick, second by Trumbull, and carried to approve the Variance to setback for no less than 35' from Columbia Ave.

Mr. Nishimura said the owners of the property are Thomas J. & Laura M. Jayo, Rt. 1, Box 101, Nyssa, Ore. 97918.

10:50 PM - Minnick Variance

(The Variance was granted March 29, 1976 to allow Mr. Minnick to place a second mobile home on his one acre lot for one year)

Mrs. Graves read the letter of July 15 from Dave Moon to Planning Commission members, which included a copy of a letter from Mrs. C. A. McKenzie to the County Court, complaining that the Planning Commission had not made a

The Planning Commission agreed that the Variance they had granted was proper, that Mrs. McKenzie had given no valid reason for her objection, and that the Variance would be reviewed at the March, 1977 meeting in accordance with the original granting of the Variance.

Dave Moon advised Mrs. McKenzie that she had the option of appealing the decision to the County Court, and if not satisfied, to higher courts.

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

*file*

Aug. 30, 1976 meeting of the Morrow County Planning Commission, Courthouse, Heppner, Ore.

Planning Commission Members Present: Mrs. Dorris Graves, Chairman; Gene Trumbull, Harold Rash, Roy W. Lindstrom, Cornett Green, Ed Dick

Planning Staff Present: David R. Moon, Planning Director; Lois Allyn, Office Secretary

Advisory Committee Present: Harold Kerr, County Extension Agent, Heppner; Judge Paul W. Jones

Others: Mrs. Mary A. Nelson, 836 W. Orchard Ave., Hermiston, Ore., Mr. & Mrs. Tommy L. Frazier, 1080 W. Highland, Hermiston, Mrs. Bertha H. Iseler, Rt. 1, Box 1952, Hermiston; Mr. & Mrs. Chuck Nylund, Columbia Villa Apts., Boardman; O. H. Rawle, Dept. of Veterans Affairs, Salem; Jim Thompson, City Mgr., Boardman; Rik Haberbach, Rt. 1, Box 46A, Boardman; Doug Trudeau, Rt. 1, Box 64, Boardman; Don Olin, Boardman, Rt. 1, Box 46B.

Mrs. Graves opened the meeting at 8:05 PM. Minutes of the previous meeting were approved.

8:07 PM - Nelson Zone Change Hearing

Mrs. Graves read the hearing notice "application from Clarence W. & Mary A. Nelson, Hermiston, for a Zone Change from Farm to Industrial on approximately 20 acres located in T 4 N, R 25 E, Sec. 11, that portion of Tax Lot 400 lying north of Hwy. 80."

Dave Moon gave a report on the property. It is east of the Port of Morrow Food Processing Park, and has industrial-zoned property on 3 sides and the freeway on the 4th side. It has road access from Old Hwy. 30 and also a 40' wide county road.

Mr. Frazier, representing Mrs. Nelson, said no specific use is intended at the present time, but that they felt an industrial use was the best use of the property since it is surrounded by industrial property. Mrs. Nelson said the property has a water right, but it will be transferred to that portion of the tax lot lying south of the freeway. The property was split at the time the new freeway was built several years ago. Motion by Trumbull, that due to the fact the property around it is zoned Industrial, that this property also be zoned Industrial. Seconded by Rash and carried.

8:22 PM - Peter Kiewit Conditional Use Hearing

Mrs. Graves read the hearing notice "application from Peter Kiewit Sons' Co., contractor for Portland General Electric, for a Conditional Use Permit in an Industrial zone. Proposed use is surface mining. Location is T 4 N, R 23 E, the SE 1/4 of Sec. 14, at Six Mile Canyon, and above the high water line of the Columbia River."

Dave Moon read the staff report (copy attached to original minutes).

Chuck Nylund appeared to represent Peter Kiewit.

Harold Kerr asked about their plans for stabilizing the stockpiled topsoil.

Mr. Nylund said the mining operation should be finished in about 2 months. They will have a sprinkler system to wet area being worked, and it can be used to sprinkle stockpile.

Mr. Nylund said the project is to provide material for the railroad to the PGE plant. The railroad will go over I-80 between 6 Mile Canyon and Tower Road.

Mr. Rawie of the Dept. of Veterans Affairs, actual owner of the land, said they had not been notified of the intended mining prior to the Planning Commission hearing notice. He said they are not in favor of the Conditional Use Permit at present. They have not heard from the Corps of Engineers or Division of Lands.

Mr. Karr recommended leaving the sprinkler in place to start new grass seeding, which Mr. Nylund agreed could be done.

Motion by Trumbull to approve the Conditional Use permit, contingent upon receiving letter of approval from Veteran's Affairs Administration, letter of approval from Boeing (the lessee), and leaving the irrigation system there until re-growth of grass is established, and notification of clearance to begin work is issued from the Planning Commission Office. Seconded by Lindstrom. Motion carried.

#### 8:45 PM - Boardman growth policy

Dave Moon read a letter from the City of Boardman Planning Commission asking that no one-acre lot size zone changes be approved by the Morrow County Planning Commission for a period of one year.

Mr. Rik Haberlach presented a petition opposing this action, signed by approximately 75 Boardman area residents. He said they understood that a moratorium on zone changes had been agreed to by the Morrow County Planning Commission, and they opposed this, citing the high cost of five acre lots, and also the high cost of lots in the Boardman city limits. He said the Hansen subdivision lots price is \$6,750 for 80x100 lots.

Dave Moon said the city is asking for a restrictive policy, not a moratorium, on zone changes.

Trumbull suggested possibly an educational meeting could be held.

Mr. Haberlach said the lots (1 acre) sold by Stubblefield were \$4,500 plus development costs. He also said the Hansen lots cost \$750. for sewer hookup besides the cost of the lot.

Mrs. Graves said that Jim Thompson, (Boardman city manager) did not approve of a moratorium on growth outside the city.

Dave Moon suggested that the Extension Service act as moderator of an educational meeting and assist in providing materials on urban growth and land use. This plan was tentatively agreed upon, but no date suggested for such a meeting. The Boardman City Council would be invited to co-host the meeting and participate.

#### 9:50 PM - Trudeau hearing

Since Mr. Earl Trudeau was not present, the Commission voted to table his application for a zone change. The meeting adjourned at 9:55 PM.

*Lois Allyn*  
Lois Allyn,  
Planning Office Secretary

*file*

Minutes of the meeting of the Morrow County Planning Commission, June 28, 1976,  
Riverside High School, Boardman, Ore. 97818

Planning Commission Members Present: Derris L. Graves, Chairman; Fritz Cutsforth, Ernest Jorgensen, Cornett Green, Roy W. Lindstrom, Ed Dick, Gene Trumbull, Harold Rash.  
Advisory Committee Members Present: Ivan Driver, County Surveyor.  
Planning Staff Present: David Moon, Planning Director; Lois Allyn, Office Secretary  
Others: Mrs. G. A. McKenzie, Lois Richards, Allen McCoy, Joel Stahl, Charles R. Pennock, L. T. Christiansen, Ends Bettencourt, Irrigon; Jim Lieuallen, Ben & Margaret Donovan, Ken Broadbent, Boardman; James T. Busch, Milton-Freswater; Tommy Martin, Virginia Grieb, Lexington, Faye Anderson, Boardman.

Mrs. Graves, the chairman, called the meeting to order at 8:10 PM.

8:10 PM - Applications for Qualified Farm zoning

Mr. Moon read the list of applicants. A letter had been received from Faye Anderson asking that part of her property be withdrawn. Since the property adjoins the city limits, it was explained to her that she could have "Farm deferral taxation" without having Qualified Farm zoning, and that due to the location of the property, it might be to her best interests to leave her property zoned "Farm". Miss Anderson agreed to this, with the understanding that she could later apply for QF zoning on part of her property if she wants to. Motion by Ed Dick to approve the applications for QF zoning, except for Miss Anderson. Motion carried.

8:25 PM - Stubblefield zone change hearing (continued from May 24 meeting)

Mrs. Graves read the public hearing notice "application by Elmer Stubblefield, Boardman, for a zone change from Farm to Farm Residential on 4.83 acres located in T 4 N, R 25 E, Section 20, Tax Lot 403, approximately one mile southwest of Boardman on Kunze Road." Dave Moon read the letter from the City of Boardman Planning Commission in which they approved the rezoning of the property. Letter is attached to original minutes. Ed Dick: Inasmuch as this falls in Boardman's growth area, and they recommend passage, I move we approve the zone change from Farm to Farm Residential. Motion carried.

8:30 PM - Oscar Shoemake Zone Change and Cond. Use hearing

Mrs. Graves read the public hearing notice "application for a Zone Change and Conditional Use Permit - from Farm to Farm Residential - for a multi-family dwelling. Applicant is Oscar Shoemake and the location is T 4 N, R 25 E, Sec-17, Tax Lot 802, 6.27 acres, on Wilson Road, approximately one-third mile from the Boardman city limits.

Dave Moon read the staff report. Copy is attached to original minutes.

Since Mr. Shoemake was not present, and the property is outside the urban growth boundary, Mr. Trumbull moved to table the application. Motion carried. *see July 26 minutes.*

8:35 PM - Umatilla Ready Mix Conditional Use hearing

Mrs. Graves read the public hearing notice "application for a Conditional Use Permit in an Industrial Zone under Item 10, concrete batch plant, under Sec. 3.520 of the Morrow County Zoning Ordinance. Owner is John Prag and applicant is Umatilla Ready Mix, Inc., Hermiston. Location is Lot 6, Block 3 of the Port of Morrow."

Dave Moon read the letter submitted by the applicant as justification for his request, and also a letter from the Port of Morrow and a copy of a letter from the property owner to the Port outlining his intended use of the property for potato warehouses.

The Port of Morrow objected to the proposed concrete batch plant as they want the Port of Morrow Food Processing Park used only for food processing.

In reply to a question, Mr. Hudson, representing Umatilla Ready Mix, said they want a permanent installation.

Dick: In view of the fact the Port of Morrow has objected, I move the application be denied. Second by Rash.

Mr. Hudson said he had not talked to the Port, but Mr. Prag had indicated there would be no problem.

The motion to deny was carried.

8:50 PM - Monte Crum Zone Change Application

Mrs. Graves read the hearing notice "application by Monte Crum for a Zone Change from Qualified Farm to Farm on T 1 N, R 26 E, Sec. 6, Tax Lot 900, 662.42 acres, at the corner of Baseline Road and State Hwy. 207 approximately 6 miles north of Lexington."

Dave Moon read the staff report, copy attached to original minutes.

Tom Martin, an adjoining landowner, objected to the zone change because of the distance from Lexington, and said the soil was unsuitable because of its susceptibility to wind erosion.

F. Cutsforth: Because of the objection raised, and it not being within the intent of the Comprehensive Plan, I move that the zone change from QF to F be denied. Motion carried.

9:03 PM - Monte Crum/Union Collier Conditional Use Application

Mrs. Graves read the hearing notice "application by Monte Crum/Union Collier Co., Umatilla, for a Conditional Use Permit in a Qualified Farm zone. Change requested is from QF under Sec. 3.030 to a "Commercial activity in conjunction with farm use" under Sec. 3.050 of the Zoning Ordinance. Location is T 1 N, R 26 E, Sec. 6, Tax Lot 900 at the corner of Baseline Rd. and State Hwy. 207."

Ed Dick objected to not having a map of the area intended for conditional use. Dave Moon said the amount of land would be about 2 acres, that it was not specified in the application was the lease will be for a use and no structures. Lieuallen said the access would be onto Baseline Road.

Mr. Martin said there is poor visibility from Baseline Rd. onto the Highway. He had no objection to the use itself, except for the safety factor. He said there is an average of one car a minute on the highway.

Mr. Lieuallen said they plan to renovate the old house on the property and use it as an office.

Trumbull: In view of apparent safety hazards, I move that the hearing be continued and that they come back with a map showing setbacks. Second by Ed Dick and carried. —  
*see July 2 minutes*

9:40 PM - Amendment to Zoning Ordinance (Recreation Residential Zone)

This matter, initiated by the Planning Director, is to bring the Zoning Ordinance into agreement with the Comprehensive Plan. Motion by Jorgensen to change the minimum lot size when water and sewer service are not available to one acre and the minimum lot width to 150 feet on any one side. Motion carried.



9:45 PM - Pennock Zone Change

Mrs. Graves read the public hearing notice "Application by Charles R. Pennock, PO Box 455, Irrigon, for a Zone Change from Farm Residential to Light Industrial (M-1) on approximately 2 acres located in T 5 N, R 26 E, Sec. 24, a portion of the former railroad right-of-way. (No tax lot number assigned to the property.) It is near the Irrigon city limits on the west side of Irrigon."

Dave Moon showed the location of the property on the Zoning Map in T 5 N, R 26 E, Map 24DC. He said the applicant had filed a quit claim deed, but that the deed covered lots in Sec. 19, and Mr. Pennock had no land of record in Sec. 24. The land in question is or was part of the railroad right-of-way. Mr. Pennock said there are no railroad tracks in place there, that the tracks end at the city limits, and he was asking for re-zoning from FR to M-1 from the city limits west, and claimed he had a deed beginning July 1, 1976.

Dave Moon said the County Assessor had told him the quit claim deed was not good, and that the deed they had recorded was on Sec. 19, and the property in question is in Sec. 24.

Mrs. Graves: We cannot do anything unless we have proof of ownership.

Mr. Stahl said he and his partner, Mr. Allen McCoy, are in the process of arranging a lease on the same property with the Union Pacific Railroad.

Motion by Green, second by Dick, for reason he does not show proof of ownership, I move the application be denied. Motion carried.

9:55 PM - Keane/Umatilla Ready Mix Cond. Use Hearing

Mrs. Graves read the public hearing notice "Application by Loy Keane, Umatilla Ready Mix, Inc., for a Conditional Use Permit in an Industrial Zone. Location is T 2 S, R 26 E, Sec. 21, Tax Lot 400, owned by Kinsua. Requested change in usage is from equipment storage under Sec. 3.520 of the Morrow County Zoning Ordinance to concrete batch plant under Sec. 3.520. Purpose of the request is to move the plant presently operating within the Heppner city limits to a location outside the city."

Dave Moon reported the site is on the end of the Kinsua Mill yard, between the Shockman batch plant and the highway. He noted that John Woods, an adjoining landowner, had expressed concern over dust, but the members didn't feel the dust problem would be materially increased over what is already caused by operation of log trucks. Motion by Green, seconded by Trumbull, to approve the Conditional Use application. Motion carried.

9:58 PM - Jon Starke Zone Change Hearing

Mrs. Graves read the public hearing notice "Application by Jon Thomas Starke, Boardman, for a Zone Change from Qualified Farm to Farm on a portion of Tax Lot 700, 24.7 Acres, located in T 4 N, R 25 E, Sec. 20, the NW 1/4 of the SW 1/4, north of the West Extension Canal, and on the west side of Paul Smith Road. (The legal notice published in the Heppner Gazette is in error. The applicant later corrected the description to Tax Lot 701, south of the canal)."

Dave Moon said the access to the property is at the end of Paul Smith Road, across the old bridge on the abandoned Lone Rd. There is no water table problem and it has deep soil. The zone change would allow him to create 3 lots. There is actually 16.44 acres in the property rather than 24, as the 24 acres includes some of the road and canal right-of-ways. Mr. Starke said the property adjoins the Bildco property owned

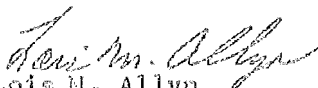
by his father and two partners, and that he purchased the property in January of this year from Mr. Copenhagen. Mr. Starke said since only 7 acres can be irrigated from a domestic well, that the remainder of the property has little use. He said he has to keep an equity in the property in the amount of the Veteran's loan. He intends to sell 10 acres to his brother and keep the rest at the present time, and sell part of it sometime in the future.

Motion by Green to approve the zone change from QF to F, seconded and carried. The zone change will also have to be approved by the County Court.

10:10 PM - Minnick Variance

Mrs. McKenzie, who had appealed the granting of the Minnick Variance to the County Court, the County Court subsequently referring the matter back to the Planning Commission, appeared to question the action or she claimed, lack of action, by the Planning Commission concerning the matter. After listening to Mrs. McKenzie's complaint that the Planning Commission wasn't following the law by permitting the mobile home used by Minnick's daughter to continue to be used, the matter was discussed, but the Planning Commission gave no indication of changing their opinion that such Variances are necessary.

The meeting adjourned at 10:25 PM.

  
Lois H. Allyn,  
Planning Office Secretary

Sept. 27, 1976 meeting of the Morrow County Planning Commission, held at Riverside High School, Boardman, Ore.

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

Planning Staff Present: David Moon, Planning Director; Don Burns, Associate Planner; Lois Allyn, Planning Office Secretary

Advisory Committee Members Present: Ivan Driver, County Surveyor, Irrigon.

Others: Dewey W. West, Jr., Boardman, Bill Wells, Wallulis & Associates, Pendleton; Jack Ployhar and Bob Lankford, Heppner, John Straughan, Krumbein Engineering Co., Pendleton.

Mrs. Graves called the meeting to order at 8:00 PM. Dave Moon introduced Don Burns, who has been employed by the county to do planning for the cities of Ione, Irrigon, Heppner and Lexington in order for the cities to comply with LCDC goals and guidelines.

8:05 PM - Eastegaard Estates Subdivision, Amendment to Preliminary Plat

Mr. West said they want to eliminate the 60' wide dedication beyond the cul-de-sac and add it to adjoining lots 6 and 9. The 30' strip on the south end of the tract would provide a future extension to Kunze Road. They suggested instead that the 60' wide north-south road be continued to the dedicated 30' strip. Motion by Trumbull, seconded and carried to approve the 60' road to the south end of the subdivision and eliminate the east-west road beyond the cul-de-sac in the middle of the property.

8:30 PM - Ployhar-Lankford Preliminary Plat

Mrs. Graves read the public hearing notice "Presentation of preliminary plat of Ployhar-Lankford Subdivision located in T 2 S, R 26 E, Sec. 22, on the north side of Dee Cox Road, approximately 1/3 mile east from Hwy. 207, near Heppner."

Dave Moon read the staff report, and distributed copies of the preliminary plat, and also read a letter from the Department of Environmental Quality, dated Aug. 30, 1976, concerning possible difficulties of placing septic tanks and drainfields because of the slope of the property, and also since the bottom of the canyon on the property is subject to occasional flash flooding. Dave Moon said DEQ had not examined conditions in relation to wells for individual lots. Mr. Straughan said they would dedicate land to make 60' right-of-way for Dee Cox Road. It was thought the right-of-way is now 50'. Mr. Straughan said lots referred to in DEQ letter don't coincide with map as they have eliminated one lot entirely and made one larger. Dave Moon showed pictures of the proposed subdivision taken by Don Burns. The land is presently zoned "Farm" with a minimum five acre lot size. Lankford said the extra land would be used for pasture.

Dave Moon suggested that a restrictive covenant be written to restrict the number of livestock. Dick said there are no restrictions on use of land and no restriction on canyon. Trumbull: They should re-submit application with restrictions they propose. Mr. Ployhar said the propose to use cement dips, rather than culverts or bridges, to cross the canyon. Greens: The map should show where extra right-of-way is to come from. (The applicant owns property on both sides of the road). Mr. Straughan said setback requirements would generally put houses beyond bottom of canyon. Motion by Trumbull, seconded by Lindstrom and carried to continue the hearing until the next meeting of the commission on Oct. 25.

9:15 PM - O.S.U. Extension Service Workshop at LaGrande was briefly discussed. Mrs. Graves intends to go. Mr. Trumbull said he hoped to be able to attend the Governor's Housing Conference. The meeting adjourned at 9:20 PM.

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

Minutes of the meeting of the Morrow County Planning Commission,  
June 14, 1976 at Riverside High School Auditorium, Boardman, Ore.

Planning Commission Members Present: Mrs. Dorris L. Graves, Chairman; Fritz Cutsforth,  
Cornett Green, Ed Dick

Planning Staff Present: Dave Moon, Planning Director; Lois Allyn, Office Secretary


Advisory Committee Members Present: Harold Kerr, County Extension Agent

Others: see list

After waiting for a time for a quorum, Mrs. Graves called the meeting to order  
at 8:25 PM.

The names and locations of applicants for "Qualified Farm" zoning were read. There  
were no objections to these zone changes. Harold Kerr and Dave Moon replied to  
several questions concerning effects of "Qualified Farm" zoning. "Qualified Farm"  
zoning is not necessary in order to receive "farm deferral taxation". There was  
a consensus of opinion of those Planning Commission members present to approve  
these applications.

Since a quorum was not present, and no official action could be taken, it was decided to  
hear the rest of the matters on the agenda at the next Commission meeting, which was  
set for June 28 at 8:00 PM at Riverside High School, Boardman.



Lois Allyn, Secretary

Meeting of the Morrow County Planning Commission, Heppner, Oregon  
October 25, 1976

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

Advisory Committee Members Present: Harold Kerr, County Extension Agent;  
Glen Ward, Oregon State Fish & Wildlife Service; Bruce Sarazin, DEQ, Pendleton;  
Ron Eber, LCDC Representative

Others: Tom & Dolores Stewart, Heppner; Tom & Carol Hilling, Boardman;  
Lankford & Ployhard, Heppner; John Skov, Heppner.

Mrs. Graves called the meeting to order at 8:00 p.m.

8:00 P.M. - Hilling zone change hearing

Mrs. Graves read the public hearing announcement.

Dave Noon read the staff report. Copy attached to original minutes. Mr. Hilling said they want to sell one acre tract at the present time. It would have access onto Olson Rd. from 30' easement. Motion by Trumbull, seconded by Lindstrom, that due to it being compatible with surrounding land uses, that the zone change be approved. Motion carried. There was no opposition from neighbors.

Dave Noon introduced Bruce Sarazin, DEQ Inspector assigned to Morrow County.

8:17 P.M. - Ployhard-Lankford Subdivision

Mrs. Graves read the minutes of the September 27 hearing concerning this matter, which had been continued. The applicant presented new preliminary plat maps. (A copy is attached to original minutes). They are dedicating a 20' wide strip of right-of-way on the south side of the Dee Cox road. He said lots had been reduced from 10 to 8. They presented proposed restrictive covenants which Mrs. Graves read. Trumbull suggested they add to covenants section concerning creek (canyon) crossing.

Ed Dick reported that they, City of Heppner, has set their city limits as their urban growth boundary, however, they requested they be advised of any proposed changes within six miles of the city limits.

The applicant said the maps show the setbacks required by the Zoning Ordinance.

Sarazin cited DEQ setback and spacing requirements, and maximums for slopes. He said that he and Larry Lemkau of his department had looked at the site and some lots will have problems meeting the requirements. They would have to check each individually to be definite.

Green said he thought covenant should be included concerning using cement dips across bottom of canyon, as proposed at the September 27 hearing by the applicants. Motion by Green, seconded by Cutsforth, and carried that this be added to the covenants, and that the preliminary plat be approved. The applicants were advised to check with the County Court concerning the

addition of right-of-way along the south side of the present road, instead of the north side where the proposed subdivision is to be located, inasmuch as the County Court has to approve the final plat.

9:00 P.M. (approximately) - Other

Ed Dick reported on workshop at LaGrande. He said emphasis should be on land inventory before re-zoning; the need to document records (of hearings); that it was important that any pre-hearing contacts be disclosed.

Gene Trumbull reported briefly on the Governor's Housing Conference in Portland.

Rob Eber was introduced. He said county is to evaluate its comprehensive plan in relation to state wide goals. February 1 will be filing date for grant funds.

Dave Moon presented compliance schedule for Morrow County, based on present staff and funding. Ed Dick moved to accept the schedule, motion seconded and carried.

Meeting adjourned at 9:55 P.M.

December 20, 1976

Dorris Graves, Chairman called the meeting to order.

Minutes of the last meeting, November 22, 1976 were approved.

#### New Business

1. Dave explained the application and hearing information on Conditional Use Permits, Zone Changes and Variance to Zoning Ordinance.
2. Request from the City of Boardman asking for confirmation of acceptance by the County Planning Commission of the Boardman urban growth boundary, for transmitted to the Land Conservation and Development Commission in Boardman's request for acknowledgement of compliance. (That boundary containing that portion of Morrow County which is shown in the current Comprehensive Plan for the City of Boardman.) Ed Dick moved that the Planning Commission approve the above. Roy Lindstrom seconded the motion. Motion carried.

#### Hearings: Ployhar Estates

Dave read the restrictive and protective covenants for Ployhar Estates. There was a question as to whether or not control of the access or crossing was adequate. Dave said that the County Court had okayed them, and it was up to the lot purchaser to make their own access. Connatt Green moved that the Planning Commission accept the final plat from Ployhar Estates with the restriction covenants as presented. Fritz Conforth seconded the motion. Motion carried.

#### Hearings: Wagon Wheel Addition

Dave read the Staff Report (copy attached). Mike Sweray pointed out that the Planning Commission might not be going along with the Comprehensive Plan for Ixigou on this. Ed Dick objected to the fact that they didn't tie into any streets around there except for the County Rd. Dave read letters from Pacific Northwest Bell and Uintilla Electric Coop stating that they would serve the proposed subdivision. Mr. Conforth pointed out that there are no available blocks of land within the City limits of Ixigou. He also felt that the county road was an adequate access to the property. Mike felt that it encourages urban sprawl, and fire and police protection would be bad. Mr. Conforth said he would like to get Ixigou's views on this, and check into extending 3rd Street. It was felt that the Addition should be planned so that future developments could benefit. Mike moved that the Planning Commission continue this matter at the February meeting. Connatt Green seconded the motion. Motion carried.

Hearings Osterkamp Mobile Home Park

Hearing continued from November 22, 1976. Dave read the staff report and written statements from adjacent landowners, (copies attached to original minutes) objecting to the proposed development. Dave Krumblen presented a preliminary design of the proposed park for 65 units. He also suggested that the hearing be continued for further preparation of the proposal. Mike Sweeney moved that the hearing be continued in February in order to allow the applicants time to finalize plans, and for the Planning Commission to review and adopt mobile home park standards. Motion seconded by Roy Lindstrom. Motion carried.

Old Business

The Planning Commission reviewed further revisions and amendments to the Morrow County Subdivision Ordinance.

Adjournment.