

January 24, 1977

7:30 Dorris Graves, Chairperson, called the meeting to order.

Minutes of the last meeting were approved.

Dave introduced Ann Prag and Dan Creamer, new councilmembers.

Hearings

7:36 Application from O.W. Cutsforth for a zone change from Farm to Recreation Residential.

Ed Dick, Cornett Green and Fritz Cutsforth all abstained from voting due to conflict of interest.

Dorris Graves read the staff report (copy of which is attached).

Mr. Cutsforth presented maps showing the location of the subject property.

Mr. Joe Green, member of the board of Lake Penland Corp., noted that the same restrictions should apply to the subject property as apply to the Penland Lake tracts. Mr. Green wondered why Orville didn't change the rest of his adjacent land. Orville replied that he did not know that he still owned the land, and as far as the restrictions were concerned he would agree to these. Mike suggested that the Planning Commission require any future owners, if Orville should sell the tract, to abide by these restrictions and conditions. Mike moved the Planning Commission approve the application for zone change from O.W. Cutsforth and the staff report for subject property. Ann Prag seconded the motion. Motion carried. Zone change will be presented to the County Court.

Mobile Home Park Standards

8:10 Dave read the Mobile Home Park Standards which are an addition to the Morrow County Zoning Ordinance. (Copy of the Standards are attached.) Ed felt that the 6,000 sq. ft. restriction for space provided for each mobile home was too much. Dave recommended a 4,000 sq. ft. minimum, as required by the State. The Planning Commission agreed with this. Dorris asked about laundry facilities? Dave said it is up to the mobile home park owner. Ed requested that there be a minimum of 2 parking spaces per mobile home, and felt that if the trailer is allowed to set 10' from the street there would not be room for parking. Dave said that the 4,000 sq. ft. does not include parking space. Ed felt that parking should be provided out of the lot. It was agreed that setbacks should be as follows: No mobile home in the park shall be located closer than 15 feet to the front lot line or closer than 5 feet from a side or rear lot line. It was agreed that there should be provisions made for parking. A minimum of 400 sq. ft. for parking will be included in the 4,000 sq. ft. lot size. Mike moved the Planning Commission recommend the Mobile Home Park Standards to the County Court with revisions made. Fritz seconded the motion. Motion carried.

Subdivision Ordinance

- 9:00 Fritz moved that the Planning Commission recommend the Morrow County Subdivision Ordinance be approved as corrected and submitted to the County Court. Mike seconded the motion. Motion carried.
- 9:10 Fritz moved that the Planning Commission retain the same officers for fiscal year 77-78. Mike seconded the motion. Motion carried.
- 9:12 Meeting adjourned.

Morrow County Planning Commission
February 28, 1977

7:30 Ed Dick, Acting Chairman called the meeting to order.

Gene Trumbull moved the Commission approve the minutes of the January 24th meeting. Cornett Green seconded the motion. Motion carried.

Dave gave the tentative dates for the March Planning Commission meetings. March 14, 1977 will be the regular meeting at Heppner. There will be a meeting March 28, 1977 at Boardman for the Planning Commission to meet with Irrigon City Council to set up an adequate urban growth boundary for Irrigon.

7:45 Hearings

Zone change for Western Empire Inc. Mike Sweeney abstained from voting due to conflict of interest. Dave read the staff report for Western Empire Inc. zone change and conditional use permit, and for McGregor Fertilizer Co. for a conditional use permit. (copy attached). Lon Wadekamper presented a map showing the location of the subject property. The Planning Commission wondered why Western Empire shouldn't request the whole area along the railroad be changed to industrial. Dennis Logan pointed out that this would be an unnecessary increase in Western Empires taxes. There was a question as to whether or not the road running adjacent to the property would be left open to public use. Dennis Logan felt that the road should not be shut down if it would advantageous to other future industrial possibilities. Dennis also stated that Western Empire planned to put railroad warning signs at the railroad crossing. Gene wondered if maybe the Planning Commission would be overzoning with the acres zoned light industrial now. Logan felt that these type of industries wouldn't be getting into light industrial due to the railroad. Chairman asked for opposition. Gene moved the Planning Commission make a recommendation to the County Court to approve. Dan Creamer seconded the motion. Motion carried.

Conditional Use Permit from Western Empires Inc. Ed asked for opposition for the proposed use. Mike Sweeney abstained from voting. Gene moved the Planning Commission make a recommendation to the County Court to approve. Cornett Green seconded the motion. Motion carried.

Condition Use Permit from McGregor Fertilizer Co. Jerry Sorenson presented map showing the proposed use. Chairman asked for opposition for the proposed use. Mike moved the Planning Commission make a recommendation to the County Court to approve. Dan Creamer seconded the motion. Motion carried.

8:45 Conditional Use Permit from Rik Haberlach. Dave read the staff report (copy attached). Haberlach presented plot plans, building plans and vicinity map. Ed asked for opposition to the proposed use. Mike moved the Planning Commission approve the permit and accept the staff report. Fritz Cutsforth seconded the motion. Motion carried.

- 8:55 Continuation of Osterkamp's application for a Conditional Use Permit. Mr. Osterkamp presented a map showing the proposed mobile home park. He said he agreed to improve third street to Nevada Ave. Mike pointed out that the Comprehensive Plan Goals and Guidelines states that the county policy is to concentrate growth within the five incorporated cities. Mike felt we ought to address ourselves as to whether it is good planning to approve this conditional use permit. Mr. Osterkamp stated that he had tried to obtain land within the urban growth boundary, but was not able to. Dave read letters of approval for the mobile home park from Darold W. Cain, Cecil W. Rock and Stanley Rock. Ed asked for opposition. Mrs. David Beal said that fire protection and law enforcement would be at a minimum and the road was not adequate. Dick Anderson felt all trailer courts should be in a centralized area, and he also felt the roads were inadequate. Ivan Driver felt roads are inadequate, questioned the size of drainfields needed. David Beal felt that sewage disposal would be a real problem. Tony Osbourne felt that the roads are very inadequate. Ival Sullivan felt it could jeopardize his occupation, and it would have adverse effects to the city. Vernon Stewart, Mayor for Irrigon, said that due to the opposition heard here tonite the City of Irrigon would also be opposed. Mike moved the Planning Commission deny the application on the grounds that it does not meet the Comprehensive Plan requirements. Cornett Green seconded the motion. Motion carried. Ed explained to Mr. Osterkamp that he had the right to appeal the decision to the County Court.
- 9:25 Wagon Wheel Addition. No-one was present to submit the preliminary plat. Cornett moved the Planning Commission continue this hearing at the March 14th meeting. Dan Creamer seconded the motion. Motion carried.
- 9:30 Gene felt that the Planning Commission made an error in zoning the area from Patterson Rd. to Umatilla County line to Farm Residential, and feels the Planning Commission should zone it back to Farm. Gene said the Planning Commission should direct Dave to draw up an urban growth boundary proposal. Dave suggested the Planning Commission meet with Irrigon City Council and Planning Commission to see what they feel is an adequate urban growth boundary. Gene moved the Planning Commission meet with the Irrigon City Council and Planning Commission for this purpose. Fritz seconded the motion. Motion carried. Date set is March 28, 1977.
- 9:50 Adjournment.

March 14, 1977

7:40 Dorris Graves, Chairman, called the meeting to order.

Minutes of the last meeting were approved.

HEARINGS

7:50 Application by Wayne Hodson, Boardman, for a zone change from Qualified Farm to Farm. Mr. Hodson would like to have his 20 acres zoned Farm so he could divide it into 5 acre tracts if he wanted to. Cornett Green moved the Planning Commission grant the zone change. Gene Trumbull seconded the motion. Motion carried.

8:00 Application by L.W. Vail for a Conditional Use Permit to operate a rock crusher and asphalt plant in a Farm zone. Location of the proposed use is T.4N., R.24E., Sec. 23, Tax Lot Number 400. Consisting of 39.40 acres owned by Arnold Hoffman.

Several people were in objection to the fact that they were not given ten day legal notice as required by the Morrow County Zoning Ordinance. Dave read the Morrow County Zoning Ordinance, Article 7, Section 7.030 which states "Not less than ten days prior to the date of the hearing, notices shall be mailed to all property owners within the area enclosed by lines parallel to and 500 feet from the exterior boundaries of the property involved. The names and addresses of property owners shall be those shown in the records of the County Assessor. Failure to send notice to a person specified in this section or failure of a person to receive the notice shall not invalidate the proceedings in connection with the application for a conditional use.

Art Cartwright, L.W. Vail Co. said time was important as they were about 2 months behind schedule, and they would like for the Planning Commission to go ahead with the hearing.

Herman Winters, Heppner Attorney, felt that the Planning Commission had provided adequate legal notice in the newspaper. He said the way he understood the ordinance to read was that even though adequate legal notice was not provided to the adjacent landowners, it did not invalidate the proceedings. He pointed out that it appeared that all the affected people were here so apparently they had received adequate notice. He felt it would be best to go ahead with the hearing and find out what the proposed use is, and what the objections are to it.

Gene Trumbull moved the Planning Commission go ahead with the hearing. Ann Prag seconded the motion. Motion carried. Mike Sweeney abstained from discussion and voting due to conflict of interest.

Dave read the staff report for the subject property. (Copy attached)

Dorris asked if this use would be permanent.

Mr. Cartwright said it would be in excess of 5 years depending upon the growth of the community.

Gene Trumbull asked if the permit had requested excavation and removal of rock.

Dave said the application states rock crushing and asphalt plant. He read from the Ordinance which states that this definition includes surface mining, rock crushing, asphalt plant or concrete plant. He said a State surface mining permit would be needed.

Dorris asked if anyone else was in opposition to this use.

Bill Kuhn, Attorney for Louis LaFrance and Joe Tatone was in opposition of the fact that the legal notices weren't out in time. He said it would be taking land out of Agricultural use and making it Industrial which is contrary to both the County Comprehensive Plan and the LCDC Goal #3. He didn't think Mr. Cartwright demonstrated that there was any outstanding public need for the rock crusher. He felt there were traffic problems as Kunes road is so narrow, and Mr. LaFrance was not sure whether it would hold up under heavy truck traffic, especially during irrigation season.

Mr. Cartwright said their trucks are all legal and would haul legal loads. He felt there is a definite need, and they would put the pit back in its original condition.

James Deharty, adjacent landowner, stated the land is not tillable farmland, and he encourages the Planning Commission to approve it.

James Brooks, adjacent landowner, was against approval of the conditional use. He said the noise, traffic, dust and gaseous emissions coming from the asphalt plant would lower the standard of living in that area.

James Bush, owner of Ready-Mix Sand & Gravel Co., felt they were capable of fulfilling the needs of the market.

Steve Corey, Attorney for Jim Bush, was in opposition of the permit. He felt proper legal notice was not given, the use was in conflict with LCDC Goal #3, and Morrow County Ordinance is violative of State law in that you cannot have a rock crushing facility in a farm use zone. He was concerned with the noise, dust and traffic.

Dave explained to Mr Corey that the ORS 215.213 is a statute regarding the states exclusive farm use zone which this particular property is not in yet.

Dorris read a letter from James Brooks, giving the same reasons of disapproval mentioned above against approving the use.

Mr. Cartwright stated the L.W. Vail Co. has made arrangements to buy the property, and feels good competition is a healthy part of any community.

Ray Kalal, owner of Heatilla Ready Mix, was in favor of granting the conditional use on the grounds that there is a need for it in the area.

Louis LaFrance was concerned as to what the emissions off of the hatch plant would do to his pasture.

Mr. Cortwright said the only emissions off of the plant would be in the form of steam. They have a clean air certificate for the plant.

Ann asked Mr. Cortwright if L.W. Vail Co. would be able to obtain an easement from Boeing to cross Boeing property with their trucks.

Gene Norton, Manager, Boeing Inc., felt that an easement across Boeing property would not be easy to come by. He didn't like the fact that the legal notices were not out in time. He doubts that the land can be put back to its original condition due to the fact Vail Co. will excavate and haul away so much of the material in the pit.

Ed Dick stated that on the basis of the objections raised, the conflicts of the LCDC Goals and Guidelines, and the preservation of farm property, he would like to move the application be denied. Cornett Green seconded the motion. Motion carried.

Dorris explained the right of appeal to Mr. Cortwright.

9:00 Application by Umatilla Ready-Mix Inc. for a conditional use permit to operate a concrete batch plant in an Industrial zone. Location of the proposed use is T.4N., R.25E., Sec. 10. The property is owned by Morrow County and is adjacent to Interstate 50N.

Dorris asked for objections.

Joe Tatone presented the Planning Commission with a copy of the deed for the property in question. He said that Morrow County no longer owns the land, and the only thing they do have in Sec. 10 is an easement across the property.

Dave said that the County was in the process of a title search. At the time the application was made they had thought Morrow County owned the land.

Gene said as long as there is question as to who owns the land the Planning Commission cannot make a decision.

Mike said Morrow County has not owned any of the land. He said they did have an easement which has since been reversed back to Mr. Tatone.

Gene moved the Planning Commission table the application. Roy Lindstrom seconded the motion. Motion carried. Mike abstained from voting due to conflict of interest.

9:15 Application by Gary Grieb, Lexington, for a variance to setbacks in a Qualified Farm zone. Location of the property is T.3N., R.26E., Sec. 5, Tax Lot No. 600.

Dorris asked for abstention.

Gary said that due to the shape of the farmstead, in order to fit the building in, it requires he go closer than 60 feet from the center of the gravel road south of his building. He was asking for a 33° setback.

Fritz moved the Planning Commission grant this variance if Gary would set the building 40 feet from the center of the road instead of 35 feet.

Ed objected to the fact that the building did not meet the minimum setback requirements.

Gene seconded Fritz's motion. Motion carried as follows: Gene Trumbull-yes; Ann Frog-yes; Roy Lindstrom-yes; Ed Dick-no; Cornett Green-no; Mike Swannay-yes; and Fritz Cutsforth-yes.

9:30

Application for a conditional use permit by Roy D. Plant for a Church in a Farm Residential Zone. Location of the proposed use is T.4N., R.25E., Sec. 16, Tax Lot No. 302 consisting of 2.41 acres.

Dorris asked for objections to jurisdiction.

Dave read the staff report for the subject property. (Copy attached)

Mr. Plant said he would like to build an Assembly of God Church on the property in the future. Right now they would use an existing building. He felt that the traffic would not be hazardous on Sunday. He did not have a plot plan to present.

Mike said the Planning Commission needs to know exactly where the parking facilities and the building will be.

Lester Moon was in objection to the building. He said the road is inadequate to handle the extra traffic. The present septic tank is inadequate to handle a building of this size.

Gene suggested Mr. Plant should meet with the City Council of Boardman.

Mike moved the Planning Commission continue this hearing until our next meeting. Ed seconded the motion. Motion carried.

10:00

Meeting Adjourned.

April 25, 1977

7:40 Terrie Garrow, Staff Sec., called the meeting to order.

Minutes of the last meeting were approved.

HEARINGS

7:45 Application by Clarence G. and Mary A. Nelson, Hamletton, for a conditional use permit to operate a concrete batch plant in an industrial zone. Location of the proposed use is T.4N., R.25E., Section 11, tax lot number 400 consisting of 20 acres.

Don Burns read the staff report for subject property.

Chuck Norris, Realtor for Nelsons, said they had talked with the County Court who said they would permit access on the west side of the property over the County Road right-of-way.

There was a question as to whether or not this might be the right-of-way across Joe Katoori's land.

Mr. Norris pointed out that the property does have another access available if this is so.

Bob Hudson, Unstille Ready-Mix, Inc. said it would be strictly a ready mix plant. There would be no surface mixing. It is a portable plant, and it is all electric.

Ray Kukul, Unstille Ready-Mix, Inc. stated that if the proposed interchange was put in, they do have 20 acres and they only need approximately 2.5 acres for the plant. He said there is very little or no dust, and it meets all of the Department of Environmental Quality requirements.

Don read a letter of opposition from Boardman Ready-Mix Sand & Gravel. They were opposed to it because they felt there is a lack of economic need, it's not a good location for a concrete batch plant, lack of proper public notice, public safety, and zone designation was questionable.

L.J. Lott was against it because of the noise, dust, and there is already one there so another one is not needed.

Jim Ammons was against it until the county roads are fixed to accommodate truck traffic as it would be hazardous as it is. He said his two children heard the bus at the proposed access and he was concerned for their safety.

Rebuttal was made in response to the letter from Boardman Ready-Mix by John Gallman, Attorney for Nelsons.

Ray Kalsi said that if the access to the County Rd. on the west side of the property was not possible, Umatilla Ready-Mix would be willing to bring the County Rd. to the west up to a sub-standard level for their use.

Don Crowmer moved the Planning Commission approve the application by C.W. and M.A. Nelson. Fritz Ostrofrth seconded the motion. Ed Dick moved to amend that motion to read that the access be approved by the County Court. Ray Lindstrom seconded Ed's motion. Motion carried. Dorris asked for question. Motion carried on original motion with amendment. Dorris explained that the people in opposition could appeal the Planning Commission's decision to the County Court.

9:00 Application for a conditional use permit by Roy D. Plant for a Church in a Farm Residential Zone. Location of the proposed use is T.4N., R.25E., Sec. 16, tax lot number 802 consisting of 2.41 acres. Application continued from March 14, 1977 hearing.

Dorris read a letter from the City of Boardman giving approval to the proposed use with the following stipulations: (1) 50 foot setback from the corner of Olson Road and Wilson Road; (2) Congestion signs be installed on Wilson Road going both ways; (3) Adequate off-street parking be provided as per City of Boardman requirements.

Mr. Plant presented the Commission with plot plans showing proposed parking, existing building, and future building site.

Ann asked how long the present building would be used as it is not adequate for services.

Mr. Plant said the building would be used for youth activities at present. It would not be used for church services. They plan to build the new sanctuary as soon as possible.

Gene moved the Planning Commission approve the conditional use permit by Roy Plant with the conditions in the letter from the City of Boardman. Approval is based on the fact that it does meet city and county requirements. Ann seconded the motion. Dorris asked for question. Motion carried.

9:15 The Irrigon City Council and Planning Commission made a request of the County Planning Commission to re-zone all land outside of Irrigon's city limits back to Farm use zone i.e., 5 acre minimum. The County Planning Commission was in agreement to this, and directed the County Planning Director to initiate re-zoning process. The area to be re-zoned includes all that land which was previously zoned Farm Residential, i.e., 1 acre, between Umatilla County line on the East, Patterson Ferry Rd. on the West, the West Extension Irrigation Project on the South, and Columbia River on the North.

9:35 Adjournment

Morrow County Planning Commission
May 23, 1977

Planning Commission members present were: Ed Dick, Cornett Green, Gene Trumbull, Dan Creamer, Fritz Cutsforth, and Dorris Graves.

7:36 Acting Chairman, Ed Dick called the meeting to order.

Gene Trumbull moved the minutes of the last meeting be approved. Fritz Cutsforth seconded the motion. Motion carried.

HEARINGS

7:37 Application by Robert Duncan, Lexington, for a zone change from Qualified Farm to Farm on approximately 10 acres located in T.1N., R.26E., Sec. 31, out of tax lot 4500.

Dorris Graves asked if there were any objections. *(Dorris took over when she arrived)*.
Don Burns read the staff report for subject property.

Mr. Duncan said he really didn't have any more to add to that. There would be a mobile home placed on the property and it would be occupied by a relative.

Gene Trumbull moved the Planning Commission approve the zone change on the basis of the staff report and the fact that there were no objections to it. Cornett Green seconded the motion. Motion carried.

7:45 Application by Orlin Kloepper, Pandleton, for a zone change and subsequent conditional use permit. Location of the proposed use is T.5N., R.26E., Sec. 25B., tax lot 701, consisting of 4.60 acres.

Don Burns read the staff report for subject property.

F.E. Green, Attorney representing Mr. Kloepper introduced Toney Barnhart from E.C.O.A.C. who presented the Planning Commission with a copy of Establishment of Need that his office had prepared describing the growth, both population and economic, occurring in the Irrigon area. (Copy attached)

Mr. Kloepper presented the Planning Commission with photos of the subject property. He said there is nothing available within the city limits of Irrigon, and he did want something that was off of the highway with adequate parking facilities. He said that he would have short order sandwiches and that sort of think along with beer.

Dorris asked for objections.

David Secl, adjacent landowner was against the zone change and conditional use on the grounds that the roads are inadequate, there are quite a few children in the are, he believed there are quite a few lots in town available, and he objected to any signing being put up.

Margaret Price, adjacent landowner was concerned about her childrens safety, she said the roads are inadequate, and felt that it would devalue their property.

Dorrie read letters of objection from M.A. McKenzie, Calvin Price, Michael Snyder and Muriel Dias.

Bill Scheneder, adjacent landowner said he moved to that area because it was quiet and he would like to keep it that way.

Louise Richards was concerned about traffic problems.

Marge Secl, adjacent landowner was concerned about her children, and wants to keep it Farm Residential.

Royal Hovinghoff felt that there are other parcels of land available. He pointed out that there are eating and drinking establishments within the city limits, and doesn't feel there is a need for another one.

Ed Wilson was concerned about the increased traffic past his property on Highway 30.

Brenda Savage read a petition in favor of the establishment. It had 28 signatures on it.

F.E. Glenn said he would like to see the Planning Commission grant the zone change contingent upon approval of the conditional use. He said this piece of property is more than capable of handling traffic due to it's location.

Mrs. Leon LeBlanc, adjacent landowner said she was in favor of the zone change, but not the tavern.

Cornett Green moved the Planning Commission deny this application on the basis that there is no need. The motion died for lack of second.

Gene Trumbull moved the Planning Commission table this hearing until the next months meeting and refer it to the City of Irrigon to get their thoughts on it. Fritz Cutsforth seconded the motion. Dan Creamer-No; Gene Trumbull-yes; Cornett Green-no; Ed Dick-yes; Fritz Cutsforth-yes; Motion carried.

10:00 Jim Miller's Zoning Violation.

Don Burns read the staff report for subject property.

Mr. Miller said that there had been close to a dozen cars there, but he had moved about 6 cars out. He said he would get rid of the rest of the unlicensed or junk cars.

Gene Trumbull moved Mr. Jim Miller respond to cleaning up his property and abstain from commercial endeavor, and if it was not cleaned up in 2 weeks the Planning Commission would refer it to the District Attorney to start prosecution. Fritz Cutsforth seconded the motion. Dan Creamer abstained from voting. Motion carried.

It was decided to recommend to the County Court that David Secl be asked to be on the Planning Commission to take Mike Sweeney's place.

Don Burns presented the rezoning proposal in the Irrigon area.

10:17 Meeting adjourned.

Morrow County Planning Commission
June 27, 1977

Planning Commission members present were: Dorris Graves, Chairman; Ed Dick, Gene Trumbull, Dan Creamer, Ann Prag and Fritz Cutsforth.

7:35 Dorris Graves called the meeting to order, and stated the hearing would adjourn to the Irrigon School Buildings due to the large number of people present.

The minutes of the last meeting, May 23, 1977, were read and approved as read.

Dorris asked if there were any objections from the floor for any of the Planning Commission members to sit in on the hearings. There were no objections.

HEARINGS

8:05 Continuation of application by Orlin Kloepper, Pendleton, for a zone change and subsequent conditional use permit. Location of the proposed use is T.5N., R.26E., Sec. 25B., tax lot 701, consisting of 4.60 acres.

Don Burns read the staff report for subject property.

Dorris read a letter from the Irrigon City Council stating the tavern would have no impact upon the City of Irrigon. (Attached)

Dorris asked if there were any objections to this application.

David Secl, adjacent landowner, stated a large majority of adjacent landowners are opposed to the use, the same as at the previous meeting.

Margaret Price stated she was still against the tavern.

Bill Schemeder was against the tavern.

Betty Schemeder was against the tavern. She could see no reason for a tavern so far out of town.

Marjean Secl was against.

Pete Richards was still against as the roads are inadequate. He said the list of names Mr. Kloepper presented in favor of the tavern do not live in the immediate area.

Lois Richards was against.

Royal Hovinghoff was opposed as he felt there was no need, and he doesn't want a neon sign in his back yard.

Carrie LaBlanc - was opposed.

Mike Sweeney, Attorney for Kloepper, stated that Kloepper would do the policing that OLCC requires of any establishment.

Ann Prag was concerned about the narrow roads in the area, and who would have the responsibility for them.

Orlin said it would be primarily a restaurant that will serve beer. He doesn't plan on serving hard liquor. He said if he had to he would widen the road.

Max Hellberg felt these kind of businesses should be inside the city limits.

Gene was concerned with the roads. He felt it should be in a less populated area where the people around it are not so objective to it.

Ed was concerned with the City of Irrigon's stand on this.

Marjean Secl felt there was no point in discussing it further.

Chester Wilson was concerned with the land use. Is the Planning Commission willing to grant a zone change that is not compatible with the area the use is in. It's got to have an impact on the town.

John Matthews asked if the city has any jurisdiction in the county.

Dorris explained we are trying to work with the city as to their growth pattern.

Caraway Weems said if it endangers the kids it should be denied. On the other hand a man should be able to make a living, but he wouldn't want one out his backdoor either.

Gene Trumbull said that in view of the geographic location, road conditions, safety factor, etc. I move the Planning Commission deny this proposal. Ann seconded the motion. Dorris asked for the question. Motion carried.

8:35 Application by Earl W. Connell, Boardman for a Zoning Variance to put a mobile home in a FARM zone. Location of the proposed use is T.4N., R.25E., Sec. 15, tax lot number 302, consisting of 4.13 acres.

Don Burns read the staff report for subject property.

Dorris asked for objections.

Mr. Connell had no comments to make.

Ann moved the Planning Commission accept the application to include the staff recommendation that the trailer will be removed when the occupants leave. Gene said he would second the motion adding a 2 year time limitation for reassessment. Dorris asked for question. Motion carried.

8:41 Application by Rik Haberlach, Boardman, for a Conditional Use Permit to allow construction of a duplex in a FARM zone. Location of the proposed use is T.4N., R.25E., sec. 20, tax lot number 401, consisting of 5 acres.

Don read the staff report for subject property.

Rik presented a plot plan showing the proposed duplex, existing duplex and existing house. He said he is planning on keeping them for rentals.

Dorris asked for objections. She read a statement from the Boardman Planning Comm. stating that the Boardman Planning Commission does not support isolated development on the fringe areas of the urban growth boundary, They will continue to encourage growth within the core area of the city.

Ed felt that it meets all requirements. Single family dwellings are permitted outright in a FARM zone and he feels that a duplex is no different than a single family dwelling.

Gene pointed out that if we allow this use on one five acre tract, whats to keep everyone else from applying for the same.

Dan moved that the Planning Commission approve the application on the grounds that it complies with the Boardman Comprehensive Plan. Ed seconded the motion. Ed - yes; Dan - yes; Arn - yes; Gene - no; Fritz - no. Motion carried.

9:02 Dorris read the proposed Morrow County Fee Schedule. Ed moved the Planning Commission recommend the proposed fee schedule be reviewed by the County Court. Fritz seconded the motion. Dorris asked for question. Motion carried.

9:07 Rezoning of the area between Unatilla-Morrow County line and Patterson Ferry Road, and West Extension Irrigation District on the south. Those properties currently under farm tax defferal will be zoned 20 acres while other properties will be 5 acres. The area between the city limits of Irrigon and 4th Street west, thence south to Nevada Ave., thence east to Ordnance Road, thence north to city limits of Irrigon will be retained in one acre zoning.

Don Burns read the staff report.

Dorris asked for objections.

Willard Miller presented a petition signed by 90 property owners in the area, requesting that the zoning be left as it is.

Max Jones stated he is opposed to the rezoning.

Sam Woolsey is opposed because these people have paid property taxes on the land as one acre lot size for the last two years. They would just be throwing all of that away. The city of Irrigon is not supporting them as far as fire safety, because they pay the same amount of taxes as the City of Irrigon does.

Paul Brown feels that if the rezoning is put into effect they are directly having the land devalued and should be able to bring suit to be compensated for the loss.

Caraway Weems was opposed to the rezoning. He has one acre he wants to retire on

Max Hellberg - No one has requested a zone change. Area is contingent with the growth between Boardman and Irrigon. If we want to or have to sell an acre we can. Feel we should leave as is.

John Shafer doesn't feel that it is prime agricultural land. There is a orderly growth pattern to urban development. It's a necessity because of the peoples' age. They can sell an acre if they have to.

Stan Sharp-We have paid substantially increased taxes the last couple of years. We can't sell that amount of land for agricultural use. We're not allowed at present to drill a well for agricultural purposes. Feel it should be left as is.

Don Kenny feels we should leave it as is.

Royal Hovinghoff asked about revamping the Comprehensive Plan for the County.

Robert Judd was opposed to devaluating the land.

Carrie LaBlanc was opposed.

Ken Evans was opposed.

Chester Wilson felt an orderly development on a 5 acre plot can be accomplished where it can't be accomplished if it's built on one acre plots haphazardly.

Gene felt that the eyesore south of town was caused by the one acre zoning.

Bill Steagall said the area south of town was not caused by one acre zoning it was there before the one acre zoning became into effect.

Dorris read some letters opposing rezoning. (on file)

Dan moved the Planning Commission discontinue the hearings and the zoning stay as is.

Gene seconded the motion. Motion carried.

10:22 Adjournment

Morrow County Planning Commission
July 25, 1977

Members present: Ed Dick, Cornett Green, Ann Prag, Roy Lindstrom, Dorris Graves, Fritz Outsforth.

8:00 Dorris called the meeting to order.

Ed moved to amend the minutes of the June 27th meeting showing that he was against the tabling of the rezoning of the Irrigon area. Cornett Green seconded the motion. Motion carried. Minutes were approved.

8:05 HEARING

Application by Clarence C. Frederickson, Irrigon, for a Conditional Use Permit to operate a Commercial Feed lot in a FARM zone. Location of the proposed use is T.4N., R.25E., Section 14, tax lot number 400, consisting of 34.42 acres.

Dave read the staff report for subject property.

Vernon Frederickson, son of Clarence Frederickson read the testimony of Clarence Frederickson. (Copy attached). He also presented to the commission a petition signed by people in favor of the feed lot.

In answer to the questions asked in the staff report Mr. Frederickson said the following:

1. The average number of livestock per month would vary. The capacity is approximately 500 head.
2. The turnover time per unit would be 30 to 120 days.
3. The direction of prevailing winds is predominately Northeasterly.
4. The methods of waste disposal would meet D.E.Q. requirements. They would probably use it to fertilize with.
5. The hill slopes to the south. Top side is relatively flat, and the irrigation ditch would catch any run-off to the north.
6. There is a well on the property, and they use Bergdahl's well. He felt there was sufficient water supply at this time.
7. The number of employees would be 4 full time, and 2 part time.
8. He said that there would surely be an odor. It would smell about the same as the dairy.
9. They would do everything possible for vector control. They have in the past and will in the future.
10. The setbacks from residential structures would be 300 feet to Bergdahl's, and 500 feet to Lott's.

Steve Corey, Attorney for Frederickson, read a letter from L.J. Marks to the Planning Commission, stating that the area would be large enough to winter about 500 head of cattle. He felt there was very little danger of contamination of wells from the feed lot. He said there could be some odor on the down wind side of the feed lot, and surface drainage from the feed lot should not be a problem.

Steve also read a letter of approval from R.M. Bergdahl, and asked that Don Burns' staff report for the June hearing be kept on file along with Daves.

Dorris asked for opposition.

George Anderson, Attorney for L.J. Lott's asked Mr. Frederickson some questions to which Mr. Frederickson had the following answers.

1. The irrigation ditch flows in a Northwesterly direction.
2. No, the Bergdahl's do not live in the residence adjacent to the feedlot.
3. The property was leased in January 1975, and we put some cows in the feedlot about January 10, 1976.
4. The cattle in the feedlot belong to me. The reason why there are several different brands on them is because I have purchased the cattle from someone else to put in the feedlot.
5. Feed in the area is about 3/4 of a mile east of the Frederickson feedlot, 1/2 mile back from Wilson Road, and 1/2 of a mile to nearest residence.
6. He was not aware that a person has to meet D.E.Q. requirements to operate a private feedlot.

Steve pointed out that the Lott's have drilled a new well and do not use the old well referred to in Mr. Anderson's testimony for drinking water.

Mr. Lott said the old well was 30' from the feed trough in the feedlot. The new well is 142' deep and about 100' from the feedlot. He said the odor has been bad, they have slaughtered beef right near their trailer, the Frederickson's feed late at night, they have not hauled the manure away or controlled the waste water, the flies and dust are bad, and he felt it would devalue his property. He said another feedlot is 1 1/8 miles away from their property. The dairies are not a problem as they seem to keep it real clean. He presented a petition to the commission with about 60 signatures of people who were against the feedlot.

Steve asked Mr. Lott if he knew this was in a farm zone when he bought the property. Mr. Lott said yes he did.

Mrs. Lott gave the same reasons for being against the feedlot as Mr. Lott.

Frank Russell adjacent landowner asked if the Planning Commission can place a maximum of the number of cows. He felt that for that many head of cows the odor was going to be tremendous.

George Anderson read letters from the Department of Human Resources, and D.E.Q. (copies attached).

Mrs. Beck, adjacent landowner said the smell is terrible and so are the flies.

Mrs. Nagl, adjacent landowner, against it because they bought the land to retire to later and don't want to live next to a feedlot.

Frank Alston, adjacent landowner, against.

C.W. Acock, adjacent landowner, against for reasons of flies, rats, strong winds across his property from the feedlot, and outside cattle disease.

Dick Field, Burlington Northern, said that the incorporation felt it would devalue their property if the feedlot was allowed.

Edward Shook - opposed.

Don Baker - opposed.

Marie White - opposed due to flies, odor and dust.

Mrs. Baker - opposed due to odor and dust.

Gary Grieb - said he could see where the Lott's were concerned. He said he couldn't complain about the amount of cattle there now, but 500 head would increase the expense of his operation because he would have to vaccinate for more diseases. Therefore, he would be opposed if any larger than it is now.

Al Wainock, West Extension Irrigation District, said he was opposed because of the effluent and waste material in the irrigation ditch.

Harold Kerr, County Extension Agent, said the land would produce crops, but not in flood irrigation. He feels it is the best use of the land.

C.W. Acock said its a whole different ballgame when you talk about fattening cattle for slaughter and a cow-calf operation.

Mrs. Grieb said the dust is terrible in that area. It wouldn't help to feed hay on the ground either. Doesn't feel its compatible with the area, and is concerned about disease.

Mr. Nagl - dust would be bad in Boardman.

Steve said Mr. Frederickson was not aware of D.E.Q. coming out to their property. He said the applicants agree with staff reports. The feedlot complies with the County Zoning Ordinance, Comprehensive Plan and State wide goals so feel that the conditional use should be granted. He said Mr. Lott is a non-farmer in a farm zone.

Dave read letters of objection from Wm. Brunner, Attorney for Nagl & Sons, Rodney Flug, Robert Sicard, Glen Moore, F.E. Glenn, and Emmett O. McKenzie.

Ed Dick said he was not sure of restrictions to be set on the feedlot if it was to be granted. He moved the application be denied on the basis that it was not in the best interest of the surrounding property, the testimony heard in opposition tonight, and didn't feel Mr. Frederickson could comply with the ten questions asked in the staff report. Ann Frag seconded the motion. Motion carried.

Dorris explained to Mr. Frederickson that he had a right to appeal to the County Court.

10:30 Adjournment.

Morrow County Planning Commission
August 29, 1977

Members present: Ann Prag, Fritz Cutsforth, Dorris Graves, Roy Lindstrom, Dan Creamer, Gene Trumbull, Ed Dick, Dave Moon, Dean Saeger, *DAVE Seel*

Guests: Dallas Wilson, Stan Nuxall, Jeri Cohen, Bruce Sarazin, Jim Thompson

8:00 Dorris called the meeting to order.

The minutes of the last meeting July 25, 1977 were approved.

8:02 HEARING

Application by Dallas Wilson, Boardman for a Zone Change from Farm to Farm Residential. Location of the proposed change is T.4N., R.24E., Sec. 13, Tax Lot No. 401, consisting of 3.58 acres. Also an application for a Conditional Use Permit by Dallas Wilson for a Multi-Family Dwelling at the same location.

Dave Moon read the staff report for subject property. (Copy on file).

Mr. Wilson presented a map showing the location of subject property. He said the property is not suited for irrigation due to the slope. He felt it could be better used as residential more than anything else.

Ed Dick said he would hate to see it rezoned to Farm Residential in an area that is predominately Farm.

Ed said that in view of staff conclusions I move this application be denied. (Lack of public need and does not comply with Morrow County Comprehensive Plan). Fritz Cutsforth seconded the motion. Motion carried. Dorris told Mr. Wilson he had a right to appeal this decision.

NEW BUSINESS

Bruce Sarazin of the Department of Environmental Quality reported on the current standards for subsurface sewage disposal. He said that several governmental agencies are combining their efforts to come up with a detailed soils survey. The results of this survey will be made available to the Planning Commission.

Jeri Cohen, E.C.O.A.C. was present to talk to the commission about adopting a county review process of city comprehensive plans.

Ed Dick moved the Planning Commission recommend the procedure for review of city comprehensive plans to the County Court for approval. Gene Trumbull seconded the motion. Motion carried.

11:00 Meeting Adjourned.

Morrow County Planning Commission
September 26, 1977

Members present: Anne Prag, Fritz Cutsforth, Dorris Graves, Roy Lindstrom, Dan Creamer, Gene Trumbull, Ed Dick, Cornett Green, Dave Secl, Dave Moon and Deane Seeger.

8:00 Dorris called the meeting to order.

The minutes of the last meeting August 29, 1977, were approved.

HEARINGS

8:03 Application by Yolanda H. Krebs for a Conditional Use Permit in a Qualified Farm zone for commercial activities that are in conjunction with farm use. Location of the proposed use is T.4N., R.25E., Sec. 15, Tax Lot No. 1200, consisting of 5 acres. Property is owned by John Prag.

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

Mrs. Krebs stated that she would like to put in a nursery, a 25' x 25' greenhouse and a shop.

Ed felt the only problem that he could see would be inadequate parking. He said if adequate parking would be provided he could see no reason why the conditional use permit couldn't be approved.

There were no adjacent landowners present in opposition to this use, and there were no letters of objection.

David Secl moved the Planning Commission approve the application with the stipulation that a minimum of 10 car parking spaces be provided for off of Wilson Road, and in two years come up for review before the Planning Commission. Roy Lindstrom seconded the motion. Motion carried.

8:17 Application by Dewey West Jr., Boardman for a zone change from Qualified Farm to Farm. Location of the proposed change is T.4N., R.24E., Sec. 13, Tax Lot Numbers 700 and 1400, consisting of 19.70 acres each.

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

Ed Glenn, Attorney representing West said Mr. West plans to sell two five acre parcels that have houses on them. Interior lots would be marketed in the future, there is water rights on all the property, and there will be a road easement on the extreme east edge of the property.

Ed Dick pointed out that the house and the trailer on Kunze Road would each have to have five acres to meet zoning regulations.

Mr. West said he would agree with this.

Gene Trumbull pointed out that the Planning Commission is going to have to keep this in mind on future applications.

Anne moved the Planning Commission approve the zone change for Dewey West Jr. with recommendations of staff report. Dan Creamer seconded the motion. Motion carried.

9:06 Application by Kinzua Corporation, Heppner, for a sawmill and dry kiln in an Industrial zone. Location of proposed use is T.2S., R.26E., Sec. 21D., Tax Lot No. 100, consisting of 13.69 acres.

Mr. Stuchell, representing Kinzua Corp. presented the Planning Commission with a map showing the existing sawmill and the proposed structures.

Gene Trumbull moved the Planning Commission approve the zoning application from Kinzua Corp. since everything is in compliance with the ordinance. Dan Creamer seconded the motion. Motion carried.

9:10 Dave talked to the Planning Commission about the updating of the current environmental and geological situation in the Boardman area, and encouraged the Planning Commission to place emphasis on development information and policies for the Boardman area as soon as possible.

Gene moved the Planning Commission direct the Planning Director to do an intensive study on the use of the area and present the Planning Commission with a map showing this use. Fritz Cutsforth seconded the motion. Motion carried.

It was decided that there will be a special meeting October 10, 1977, 8:00 p.m. at the Riverside High School, Boardman to review Boardman's Comprehensive Plan update.

9:30 Meeting adjourned.

8:00 October 10, 1977

Dorris Graves called the meeting to order.

Jeri Cohen and Dave Moon explained the County Plan Review and L.C.D.C. standards.

Jim Thompson, Boardman City Manager, explained the Comprehensive Plan map for the city. The urban growth boundary is Paul Smith road from the Columbia River south to the irrigation ditch, follow the irrigation ditch to Olson Road and follow Olson Road north to the river. The boundary would house 15,000 people depending on density. The commercial core of Boardman is 117 acres. They will provide a buffer strip of multi-family dwellings around the core. He explained storm drainage, sewage and water system improvements and future plans.

Dave Moon read the policies set forth in the present Boardman Comprehensive Plan, and explained the plan review checklist.

Dave Secl asked if the officials of the City of Boardman were happy with the plan. They said they were.

Dave Secl moved the Planning Commission recommend the Boardman Comprehensive Plan to the County Court for adoption on the basis of the staff review and presentation. Motion carried.

Dave explained the Urban Growth Area Joint Management Agreement between the County and the City.

Roy Lindstrom moved the Planning Commission was in agreement with sections one through five of the agreement as these were the areas that the Planning Commission felt they were directly concerned with. Fritz Cutsforth seconded the motion. Trumbull-yes; Green-yes; Dick-yes; Creamer-yes; Secl-no; Cutsforth-yes; and Lindstrom-yes. Motion carried.

The reason for Dave Secl's opposition was because he felt he could not make a decision on something he was handed at the meeting and was not able to review.

9:45 Adjourned.