

January 30, 1978

Minutes of the Morrow County Planning Commission

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

The Commission agreed to dispense with the reading of last meetings minutes.

7:35 Hearings

Application for a variance by Mary Blettell of Heppner. The variance requested is a change of setback from a side property line to allow construction of a garage. Location of the property is T.2S., R.26E., Sec. 34., Tax Lot 1100. More commonly known as lot 7 of the Wells Addition located on the Spray - Heppner Hwy. south of Heppner.

Dave Moon read the staff report for subject property.

Mrs. Blettell said the garage she has now is not adequate for her needs. Wants to put a 24' x 24' wood structure with metal siding in the same location. She said she didn't want to move the building any closer to her house as she has landscaped that area and does not want to dig all the shrubs and trees up.

Dorris Graves read a letter of approval from Elmer & Grace Steers.

Dave Secl moved the Commission approve the variance due to the following: 1. on the basis that the existing entrance would have to be relocated if the building was moved; 2. It would be more economical to build there due to the foundation being there and the landscaping; 3. It would enhance the property; and 4. reduce economic hardship for Mrs. Blettell. Fritz Cutsforth seconded the motion. Motion carried.

8:30 New Business

Bill Kuhn explained the Heppner Comprehensive Plan to the Planning Commission. He said that the expansion area for Heppner will be south and northwest of Heppner. This area was chosen because of sewage and water availability.

Gene Trumbull suggested that Heppner include in the expansion area, the area that the city might need in the next ten years.

Marie Hall said that no zoning will be changed unless the owner approaches the Planning Commission to do so.

Ed Dick pointed out that the Heppner City Council and Planning Commission had decided that since there is still room inside the city limits, the urban growth boundary will be left at the city limits.

Don Eppenbach explained the Heppner Comprehensive Plan to the Planning Commission. He said the original city limits are the urban growth boundary as there are about 200 acres within the city limits available for building sites. He said the most easily developed area would be to go west because it is easily accessible.

Fred Martin explained the City of Ione's Comprehensive Plan. He said that most of the area inside the city limits is either in the flood plain or above 12% grade, and most of the land is really not developable land or unobtainable. Area in urban growth boundary is mostly north, northeast and west of town. He said there would be a problem in getting water up to the NE of town, but there is good access. Population expansion for Ione is estimated at 600-800 total.

Lee Padberg, Mayor of Lexington, explained their comprehensive plan. The area included in Lexington's urban growth boundary is on the north side of town. He said the present water system would not be adequate for the area should it be developed. Lee said he doesn't foresee any sewer system in the future.

Anne Prag made the motion to adopt by ordinance the urban growth portion of the Boardman Comprehensive Plan. Fritz Cutsforth seconded the motion. Motion carried.

Dave gave an update on the Aylett vs. County litigation.

Gene asked Dave to contact the District Attorney as to what liability the Planning Commission has.

10:00 Meeting Adjourned.

February 27, 1978
Morrow County Planning Commission Meeting

7:45 Dorris Graves, Chairman, called the meeting to order.

Those present were: Dan Creamer, Gene Trumbull, Cornett Green, Fritz Cutsforth, Dorris Graves and Dave Secl

The minutes of the previous meeting were approved.

7:50 Hearings

Application by Earl Blake, Heppner, for a zone change from Qualified Farm to Farm. Location of the proposed change is T.4S., R.28E., Section 2, SW portion of the SE¼ consisting of approximately 60 acres, out of tax lot 300.

Dave read the staff report for subject property.

Mr. Blake said that there is access from either the county road or a rock road within Blake Ranch Subdivision, so access to the property was no problem.

Joe Gerky, President of Black Mountain Water District, said that the Water District will serve these lots in addition to the Blake Ranch lots.

There is no problem with obtaining septic tank permits.

Gene Trumbull moved that the application for zone change from Earl Blake be approved based on the findings heard at the hearing tonight, no opposition from adjacent landowners, and conforms with Morrow County zoning regulations. Cornett seconded the motion. Motion carried.

8:15 Application by Dewey West Jr., Boardman, for a zone change from Qualified Farm to Farm. Location of the proposed change is T.4N., R.25E., Section 22, consisting of 99.48 acres, tax lot 200.

Deane read the staff report for subject property.

Ed Glenn, Attorney for Mr. West, said that the main reason for the rezoning is because Mr. West wants to sell a rental house on the property, but he doesn't feel that the price for 20 acres would be compatible with the type of house. He said it is not feasible to irrigate with a circle system because of the irrigation canal. Mr. Glenn said that the property north of the canal is irrigated, and that the property south of the canal is desert.

Mr. West pointed out that there aren't too many places in the area where a person could get subsurface sewage approval.

Mr. Donovan pointed out that some of the parcels in the area that are zoned Qualified Farm aren't even 20 acre parcels.

Gene moved that the Planning Commission approve the zone change application from Dewey West, Jr., based on testimony heard tonight, the way the land lays, and compatibility of surrounding zoning. Dave Secl seconded the motion. Motion carried.

Dave recommended to the commission that they should establish a southern extremity for the Boardman rural growth boundary, limiting population density based on what services are available, individual merit and public need.

The commission members discussed what night would be best for a dinner meeting. It was decided the meeting will be set up for March 9, 1978, 7:00 p.m. at the Nomad Resturant in Boardman.

The Planning Commission recommended that the Planning Director proceed with an engineering firm to get necessary mapping done.

9:30 Meeting adjourned.

MORROW COUNTY PLANNING COMMISSION
April 17, 1978
Minutes

Members Present: Roy Lindstrom Anne Prag
 Ed Dick Fritz Cutsforth
 Gene Trumbull

Roy Lindstrom, Acting Chairman, opened the meeting at 8:00 p.m.

Minutes of March 27, 1978 meeting were approved as read.

Hearings

Application by Howard Pettyjohn of Heppner for a zone change from Qualified Farm to Farm was read by Mr. Lindstrom.

Dave read the staff report. (copy in file)

Mr. Pettyjohn presented his reasons for making the application and stated the following: The road through the property is a public road, but is not maintained by the county. The use of the property will remain in farm and forest use due to a 5 year lease with Dick Wilkinson for grazing rights and a covenant giving Kinzua Corp. the timber rights to the property for 99 years. The intended development of the property is to divide and sell lots of 5 to 10 acres each.

Ed Dick stated that he would much rather see a development ran, as the optimum development of the property could occur in a very short time without coming under the subdivision control laws.

Bob Krien of the State Fish and Wildlife stated that continued development in this general area will disrupt the migration patterns and winter range of the elk herds in the area. He also noted that the wildlife in the area provides a significant income to the county in terms of recreational tourism.

After lengthy discussion, Mr. Lindstrom closed the discussion and called for a motion.

Ed Dick moved the application be denied for lack of supportive information regarding development of the property.

No second was received for the motion therefore, Mr. Lindstrom requested a motion to continue the hearing at the next meeting of the planning commission.

A motion to that effect was made by Fritz Cutsforth, seconded by Ed Dick and passed by unanimous vote.

Application by Nagl and Sons of Aurora, Oregon for a zone change from Qualified Farm to Farm was read by Mr. Lindstrom.

Dave read the staff report, (copy in files).

Mr. Nale presented his reasons for making the application and presented a petition signed by surrounding landowners who supported Mr. Nagls request.

Mr. L. J. Lott also spoke in favor of the request, as did Mrs. Dale Beck.

Gene Trumbull moved the application be approved based on its location within the rural growth boundary, compatibility with surrounding uses, and evidence of public need.

Seconded by Fritz Cutsforth and passed by unanimous vote.

County review of City Comprehensive Plans. Dave Moon introduced Marie Hall, Planner for the cities of Heppner, Lexington, Ione, and Irrigon who explained the format and completion schedule of the city plans. Marie then introduced Don Epenbach of Irrigon who presented the Irrigon plan.

The Commission voted to recommend acceptance of the plan with the following conditions:

1. Inclusion of the school district property, south of the city limits, into the Urban Growth Boundary.

Marie introduced Fred Martin of Ione who presented the Ione plan.

The Commission voted to recommend acceptance of the plan as presented.

Marie next introduced Lois Allyn of Lexington to present the Lexington plan.

After review changes in the previous draft and suggesting the city consider including additional property Northwest of town, the Commission voted to recommend the plan.

Marie requested Ed Dick of Heppner to assist in presenting the Heppner plan.

The Commission recommended approval of the plan without conditions.

Having no further business the meeting was adjourned by Roy Lindstrom.

May 22, 1978

8:00 Dorris Graves, Chairman, called the meeting to order.

The reading of the minutes were dispensed with and the minutes were approved.

8:05 Hearings

Continuation of hearing for application for a zone change from Qualified Farm to Farm from Howard Pettyjohn. Location of the property is T.4S., R.28E., Section 10, tax lot no. 1000, consisting of 80 acres.

Due to being a conflict of interest, Mrs. Graves abstained from the hearing.

Dave read the staff report.

Howard Pettyjohn presented a plat to show what he proposed to do with the land. There are a possible 16 - 5 acre lots. Mr. Pettyjohn said they would probably sell some lots larger than 5 acres. He said the property can't be fenced for at least 5 years because Dick Wilkinson has grazing rights for that period of time, and Kinzua has timber rights for 99 years.

Ed Dick pointed out that timber management would be a problem once the lots were sold due to different landowners. He also said that it would take 8 years to make the lots available to the people since they weren't going to make it a subdivision.

Cornett Green pointed out that bussing would be a problem in the future.

Mr. Pettyjohn said that there are people living at Blake Ranch because there is nothing available in town. It would be approximately 3 miles to the bus.

There are 16 families living at Blake Ranch permanently so there are bussing facilities available now.

Mrs. Pettyjohn said that where Kinzua cut the timber last time it could be about 30-40 years before it could be logged again.

Glen Ward, Department of Fish and Wildlife, Heppner Wildlife Management Unit, requested that the zone change be denied because the area is part of the Big Game winter range. He said that the change would be detrimental for the following reasons: 1. Big game migration routes would be obstructed; 2. Portions of the present winter range would be eliminated; 3. Human activities such as snow mobiling, etc. would be a problem; 4. Big Game animals damage gardens, orchards, shrubs, etc.

Mr. Ward said that the Blake Ranch subdivision has been detrimental to the winter range. He said the soil for the area is poor for development.

David Secl moved that the zone change be denied. Ed Dick seconded the motion. Motion carried.

9:20 Dewey West Subdivision

Dave presented the preliminary plat for S & J Ranches which is located $\frac{1}{2}$ miles east of current urban growth boundary on the south side of Kunze Road. There is a total of 40 acres divided into 5 lots. The four lots north of the irrigation canal are each 328' in width. Average lot size is more than 5 acres. The lot on the south side of the canal is approximately 15 acres in size.

The commission asked Mr. West if he would object to dedicating 10 more feet to the County for the right-of-way on Kunze Road. He said that he wouldn't.

Mr. West has given Mr. Bratt a 60' easement along the east side of the property so that he can get to his property which is located on the south side of the proposed subdivision. At the south end of the easement there is a one foot reserved strip for the purpose of controlling future access and traffic.

Mr. West said Arnold Bratt had suggested to him, that a buffer zone be provided along the south side of the property so that the owners would be protected from the pesticides, etc. used on the circles that Mr. Bratt has established there. The Commission decided that this matter should be resolved between the landowners.

Gene Trumbull moved that the Planning Commission approve the application providing that Mr. West makes the following changes: That the final plat show the full 60' of right-of-way for the extension of Miller Lane to the east, and an additional 10' right-of-way be deeded to the County along the north side of the property along Kunze Road. Anne Prag seconded the motion. Motion carried.

10:05 Meeting adjourned.

Morrow County Planning Commission
June 26, 1978

8:00 Dorris Graves, Chairman, called the meeting to order.

The reading of the minutes for May 22, 1978 were dispensed with and the minutes were approved.

8:02 Hearings

Application by G.A. McClintock, Pendleton, for a zone change from Qualified Farm to Farm. Location of property is T.4N., R.25E., Section 15, tax lot 600, consisting of 38.18 acres.

Deane Seeger read the staff report for subject property.

Dan Creamer pointed out that the road right-of-way along Wilson Road is 40', and wondered if the county should ask McClintock to deed 10' of his land to the county to bring the road width up to standard. McClintock said he would be willing to do this.

Mr. McClintock said that he has no plans for development at the present time, but would like to get the zone change prior to L.C.D.C.'s approval of the County Comprehensive Plan. He said it would not likely be developed until it was annexed into the city limits.

Ed pointed out that at the time of annexation he would fall under city jurisdiction. He also said that where there are no plans showing proposed development of the land, he is inclined to oppose this type of change.

Dan Creamer moved the Planning Commission approve the application on the grounds that it follows the procedure we've been following in that area, and that Mr. McClintock would deed the 10' extra footage to the county.

Fritz Cutsforth seconded the motion.

Mrs. Graves asked for the question.

Ed Dick felt that since there has been no presentation of public need by the applicant he is opposed to the change.

Dan Creamer-yes; Ed Dick-no; Cornett Green-no; Dorris Graves-no; Fritz Cutsforth-yes. Motion denied by lack of majority.

8:30 Jeri Cohen, E.C.O.A.C. was present to talk to the Planning Commission about the Joint Management Agreement between the County and the City of Ione.

She said the County will adopt city zoning and subdivision ordinances to apply to the city limits and urban growth boundary. The applications will be referred to the city for review. The city doesn't wish to serve utilities to landowners outside of the city limits until the land is annexed.

After discussion Ed Dick moved that the Urban Growth Area Joint Mangement Agreement be adopted and recommended to the County Court. Cornett Green seconded the motion. Motion carried.

David Krumbien, Engineer for S & J Ranches Subdivision, was present to talk to the commission about the final plat. He said the final plat is not done because there are some easements to be taken care of yet. He pointed out that that in the Subdivision Ordinance it states that the final plat doesn't need to be presented to the Planning Commission, that just the Planning Staff needs to review it. The final plat is basically the same as the preliminary plat except for the easements to be drawn in.

Art Kelly was present to talk to the commission about county policy in the event of selling large portions of lands. He said that he wishes to divide a parcel of land into 160 acre or more tracts, and wondered if there are any requirements of the county if he elects to sell more than 4 parcels in one calendar year.

It was decided that the Planning Staff would check into this and give him an answer.

9:35 Adjourned.

Morrow County Planning Commission
July 31, 1978

8:00 Dorris Graves, Chairman, called the meeting to order.

The reading of the minutes for June 26, 1978 were dispensed with and the minutes were approved.

8:05 Final Review on Ordinance Adoptions for Heppner, Lexington, Ione, and Irrigon.

Marie Hall presented the adoption for Irrigon-
Excepted by David Secl
Seconded by Cornett Green
Motion carried.

Lexington adoption by Marie Hall
Excepted by Ed Dick
Roy Lindstrom seconded the motion
Motion carried.

Adoption for Ione presented by Marie Hall
Cornett Green excepted the motion
Fritz Cutsforth seconded
Motion carried.

Heppner adoption presented by Marie Hall
Excepted by David Secl
Seconded by Fritz Cutsforth
Motion carried

9:20 David Moon read to the Committee a Justification for Zoning Ordinance Amendment due to clarification of meaning on "Trailer house or Mobile homes".

9:35 A question was brought up over concern about the Trailers at Ployhar Estates.

9:45 Meeting adjourned.

Morrow County Planning Commission Meeting

October 30, 1978

8:00 p.m. Irrigon Courthouse; Irrigon, Oregon

Draft of Minutes:

Present: ↘ Dorris Graves ↘ Gene Allen
 ↘ Ed Dick ↘ Dan Creamer
 ↘ Cornett Green ↘ Deane Seeger, Director
 ↘ David Secl ↘ Micky Mollahan, Secretary

Absent: Roy Lindstrom ^{AB} Fritz Cutsforth ^{HERE}
 Gene Trumbull ^{AB}

8:00 The regular meeting of Morrow County Planning Commission for October was called to order by Dorris Graves, Chairperson.

8:05 The reading of the minutes of September 25, 1978 were dispensed with an amendment to fill in the appropriate Commissioners name which was not filled in due to poor reception on the recording machine. Motion made by Commissioner Allen, second by Commissioner Creamer, carried by unanimous yes vote.

8:15 Public Hearing for a conditional use permit to allow a general Purpose Public Airport to be constructed on Port of Morrow Property. Chairperson Dorris Graves, opened the hearing and called on the Planning Director to read the staff report. The Director reported that all necessary Notices as required by law had been complied with and that parties having an interest and/or jurisdiction had been notified. The Director informed the Commission that no objections had been received.

Mr. Bruce Nichols of Boardman, Oregon, Vice Chairman of the Airport Committee, informed the Commission that he was representing the Committee and the Port on this matter. The staff report was read and a general discussion followed. Commissioner Allen, requested that for the record, the minutes should show that Mr. Nichols by popular agreement was and is authorized to represent

and transact business for the Port of Morrow in this matter. On a motion by Commissioner Creamer as follows: "for the approval of a conditional use permit submitted by the Port of Morrow for a General Purpose Public Airport, subject to the requirements of the State of Oregon Aeronautics Division and other governing bodies having authority over the construction of general purpose airports, and to include those recommendations contained in the Morrow County Staff Report."

Motion carried with a unanimous yes vote.

9:20 Application by Mr. George Kenney for a change of Zone from residential to commercial.

Chairperson Dorris Graves, opened the hearing and requested that the Planning Director read the staff report and related correspondence pertaining to the request. The Director informed the Commission that the matter had been brought before the Irrigon Planning Commission in compliance with the Urban Growth Boundary Agreement between that City and Morrow County and that they recommended approval for the change of zone, as requested. Several letters were read by surrounding property owners indicating their approval. Mr. Kenney was present and presented his request and answered questions as to the nature of his proposed use of the property. A general discussion followed. A motion was made by Commissioner Secl seconded by Commissioner Creamer to grant the change of zone. The motion reads as follows: "That the change of Zone requested by the applicant be recommended to the County Court for approval." Motion carried by a unanimous yes vote. Further it was recommended that at the time of Zoning sign off by the staff for construction of the proposed structure, that plans and specifications be reviewed by the Commission to determine that the intent of the applicant to construct an architecturally pleasing building be carried out. Chairperson Dorris Graves, requested that these minutes show that the granting of this request does not constitute a precedence for this type of zoning in the area under consideration or any area of the County.

9:45 Application by Mr. Struthers for a Variance in a Qualified Farm zone to permit reduction of 20 Ac. minimum to 10 Ac. Chairperson Dorris Graves, opened the hearing by asking the Planning Director to read the staff report and other pertinent information. The Planning Director attested to the fact that all necessary public notices and other requirements for this hearing had been met. The Director requested that the minutes show that no precedence was being established in this request as to the geographic configuration and other findings as contained within the staff report on file with the Planning Department.

Mr. Struthers was present to represent his request for a Variance. A general discussion followed and a motion for approval by Commissioner Secl seconded by Commissioner Creamer the Variance was granted by a unanymous vote, with Commissioner Allen abstaining and Qualifying the abstention by stating, "that though he had no objection he felt he should not vote as he was not familure with the area nor did he understand the situation."

10:10 New Business:
Chairperson Dorris Graves rasied the question of the Rugg Ranch cattle feeding operation and if there was a pollution situation resulting from that operation.
Staff was put on notice to follow-up.

10:15 Meeting was adjoined on a motion by Commissioner Dick seconded by Commissioner Green.