

MINUTES OF PLANNING COMMISSION MEETING

JANUARY 29, 1979

IRRIGON DISTRICT COURT BUILDING, IRRIGON, OREGON

8:00p.m. The regular meeting of the Morrow County Planning Commission for January 1979 was called to order by Dorris Graves, Chairperson.

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

Absent:	Roy Lindstrom	Gene Trumbull
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8:05 Dorris Graves accepted a motion by Commissioner Secl and a second by Commissioner Cutsforth that the minutes of the meeting of October 30, 1978, be approved as mailed; motion carried by unanimous vote. Dorris Graves asked if any members of the audience wished to have the minutes read; there being no response, Dorris Graves requested that the Commission proceed with the matters at hand.

8:10 Matters of consideration before the Commission: Dorris Graves requested the Planning Director Deane Seeger, to proceed with the review of a preliminary sub-division plat submitted by Mr. Dewey West and Mr. Carroll Donovan of Boardman, Oregon on a parcel of ground located in T4N R25E Sec. 15, Morrow County, Oregon. Mr. Seeger informed the Commission that this was not a public hearing and that under article #3 section 3.020 of the Morrow County Sub-division Ordinance, a preliminary review by

the Commission was required and that at this time the Commission would be making recommendations as well as the general public in attendance on the preliminary plat as filed with the Planning Department. Further Mr. Seeger advised the Commission that their recommendations and other requests pertaining to the Plat would be related to Mr. West and Mr. Donavon and that any changes would appear on a revised plat if this was warranted. Mr. Seeger informed the Commission that the request varied from the normal procedure as the plat contained lots smaller than allowed by the existing Zoning and that if approved a public hearing would be required in order to hear a variance to the zoning map to allow filing of said plat. Mr. Seeger informed the Commission that it was his feeling that the smaller lots were in keeping with growth patterns in the area and that under the goals and guidelines of L.C.D.C. that would make a better use of the land in question and tend to fulfill the need to broaden the range of housing types and costs in the area under question. A general discussion followed with explanations by Mr. West of his intent and reasons for his proposals.

Mr. Arnold Bratt, an adjoining property owner, who is farming all the surrounding property to the South and East, explained his concern of having a residential development that close to his operations, with the possibility that there would evolve several problems; i. e., vandalism, over spray of airplanes, spread of toxic materials, etc., and truck traffic during harvesting and planting periods. A general discussion followed as to who would assume responsibility in the event the sub-division went through as it pertains to law suits resulting from farm operations or from residents living nearby. Dorris Graves instructed the Planning Director to investigate this and report back on February 12th. It was generally directed that septic tank approval be approved on the sub-division and that was the responsibility of the applicant, that roads be to County standards. Dorris Graves directed Planning Staff to prepare detailed reports and to work with the applicant prior to the meeting of February 12th, in Heppner.

9:00 Dorris Graves directed Mr. Seeger to proceed with the Joe Conforth preliminary Plat at this time. It was noted that Mr. Conforth and his Engineer were present for questioning on his preliminary plat, located in the Irrigon area T5N R26 Sec. 36. Mr. Seeger, reported that the area was zoned properly and that in his opinion a sub-division plat was by far a better approach than the current practice of partitioning out of the area 1 Ac. Lots without any controls. A general discussion followed, in which the Commission felt that provisions be made to allow the future extension of 3rd Street West, on the Easterly side of the property, plus an ingress and egress to the sub-division at the north end to facilitate a better flow of traffic and to elevate traffic congestion at the South of the sub-division where it connects to the Depot Road. Said recommendations to appear in final plat.

9:45 Dorris Graves directed Mr. Seeger to continue with the agenda, with the consideration of the Robert Gillette sub-division located in the Irrigon area T5N R26 Sec. 22. Mr. Gillette was not present. A brief explanation as to location and serviability by existion roads was made by staff a general discussion evolved and it was the consensus that the interior road system be modified at the North end of the plat and that D.E.Q. approval be obtained on each lot, that responsibility being with the developer. That said recommendations be brought to the attention of Mr. Gillette and appear on final plat.

10:00 Dorris Graves instructed Mr. Seeger to proceed to the next item on the agenda. Mr. Bart Barlow of the Pendleton office of the D.E.Q. was introduced to the Commission and to the audience. A rather long and drawn out discussion took place with Commission and audience participation.

10:45 Commissioner Secl moved that the meeting be adjourned as it was getting late. The motion died for the lack of a second.

10:46 Mr. Seeger skipped over item IV - b., "Administrative Consideration on creating a D.E.Q. Division to be run by the County," other than to inform them that the County Court had already sent an inquiry to the State requesting information on procedures to do just that. Item IV - c., was dispensed with to a later date, "Report on Comprehensive Plan." Item IV - d., meeting dates: meetings were scheduled for February 12th & 26th, 7:30 p.m., Heppner County Court House.

Item IV - e., Bonneville Power Transmission Lines - Mr. Seeger pointed out two areas on a County map and informed the Commission that hearings by Bonneville Power would be held later in the year.

Item IV - f., Do to shortness of time, rough drafts of a proposed admendment to the Zoning Ordinance pertaining to Mobile Homes were handed out.

11:00 Commissioner Secl move that the meeting be adjourned, second by Commissioner Creamer, motion carried.

REGULAR BUSINESS MEETING
OF THE
MORROW COUNTY PLANNING COMMISSION

MARCH 26, 1979

The regular business meeting of the Morrow County Planning Commission came on for hearing March 26, 1979 beginning at 7:30 P.M. Due to a lack of quorum the meeting was delayed and called to order by Chairperson Doris Graves at 8:50 P.M.

Members present:

Doris Graves - Chairperson	Daniel A. Creamer
Ed Dick	Gene Trumbull
Cornett Green	Deane Seeger - Planning Director

Visitors present:

Carroll Donovan	Arnold Braat
John Walker	Jim Thompson - Boardman City Manager
Dewey West	Dee Stubblefield
Jeanie West	Ed Glenn - Attorney at Law

MOTION was made to dispense with the reading of the previous minutes by Cornett Green, seconded by Ed Dick and passed with 5 affirmative votes and 0 negative votes.

Dewey West's application for zone change from QF to FR (1 acre minimum) was considered:

Affidavit of public hearing was read.

Substantiation of notice sent to all adjacent property owners within legal radius including Mr. Braat, Mr. West, Mr. Akers, and Mr. Donovan.

Application, Staff Report and Analysis was read by Planning Director Mr. Deane Seeger (see attachment 1).

Chairperson Doris Graves requested reports be given from those in favor of the staff recommendation.

Planning Director requests acceptance of the zone change with the conditions of zoning as listed in Report and Analysis Section V.

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Mr. Dewey West explains the 60 foot road easement from Kunze Road to Mr. Braat's acreage and why a one foot strip was not included in the subdivision plans previously accepted.

Now that all previous agreements to this subdivision and easement have been signed, Mr. and Mrs. West are willing to relinquish this one foot strip upon the decision of the Planning Commission to dedicate this 60 foot easement as a public road, which is included in the request for zone change.

Mr. Trumbull clarifies the issue at hand as being: "is this rezoning from 5 acre minimum to 1 acre minimum compatible with large scale farming such as Mr. Braat's."

Suggestions discussed of adding covenants to the deeds when subdivided segments sold to install buffers and controls so agriculture is not eventually squeezed out of the area and home owners are protected from dust, insecticides and other side affects of farming practices.

Mr. Creamer and Mr. Glenn felt no need of such covenants as many other exterior factors identify to purchasers the conditional uses and purpose of the land.

Opposition to zone change:

Mr. Arnold Braat discusses the road easement from Kunze Road to his property in opposition to the zone change and feels there is some confusion in the agreed subdivision as it is expressed in Detail A of described plat.

Mr. Braat feels the 60 foot road easement is in conflict with the water canal easement.

Mr. Glenn points out that the County has this overlap of easements recorded and is aware of this situation.

Mr. Braat feels that Miller Road is not practically expandable to high density traffic because of the water canal.

Mr. Braat expresses that complaints from current home owners are coming to him already regarding his farming practices.

Mr. Braat feels that home owners in the area are increasing his incident of theft and vandalism to his pivot irrigation system and that a higher density of population would only intensify his theft and vandalism problems.

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Mr. West expresses a need for acreages under 5 acres but in size of 1 or more acres.

Mr. Dick discussed other rezoning he felt had occurred where 20 to 5 acres had been rezoned to 5 and 1 acres to meet this need so such a described need is minimal or already met.

MOTION was made by Mr. Dan Creamer that the zone change recommendation be accepted as expressed in Report and Analysis Section V but delete Section V-2 requiring a 6 foot fence and delete Section V-1 designating building sites. Motion was seconded by Mr. Gene Trumbull. Votes received; two affirmative, one from Mr. Creamer and one from Mr. Trumbull; one opposed from Mr. Dick and one abstention from Mr. Green.

Since no majority received discussion held regarding the negative votes and the necessity of the Chairperson's vote. Discussion had as to whether the recommendation complies with the ORS on F zones and protection of farm land.

Chairperson votes affirmative stating a desire to keep existing farm practices without people problems.

Zone change recommendation therefore APPROVED to be sent to the County Court for handling.

Ed Glen's application for zone change from F to FR was considered:

Affidavit of public hearing read.

March 1 and 22, 1979 the public notice appeared.

Adjacent property owners notified.

Letters received in reply to said notification; one from Mrs. Dee Stubblefield of Boardman, Oregon in opposition and one from Mrs. Dorothy Bibb from Mt. Hood, Oregon requesting approval of recommendation.

Staff Report and Analysis was read by Planning Director Mr. Deane Seeger (see attachment 2).

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Opposition to Mr. Glenn's zone change recommendation:

The Staff Report and Analysis suggests a denial of the recommendation in compliance with the City of Boardman's expressed desires. The report recommends a joint meeting between the City of Boardman and Morrow County to resolve the situation of increased growth around Boardman creating the need for smaller home sites.

Mrs. Dee Stubblefield's letter of opposition was read.

Support of zone change recommendation:

Mrs. Dorothy Bibb's letter of support for said recommendation was read.

Mr. Jim Thompson the City Manager from Boardman expressed that a master plan will be created by the City of Boardman to meet all City standards to be overlaid upon ANY development programs so that the Boardman area will be properly developed to meet the housing needs of the future created in the areas where the new schools will be built. He recommends the tabling of the matter so that he and the City of Boardman will have an opportunity to create this master plan as excessive partitioning is already occurring and the City has met negatively most requests.

Mr. Glenn explains his master plan complying with City standards to be overlaid his development that he wishes to be rezoned and discusses the growth and partitioning already occurring in the area.

Mrs. Dee Stubblefield tempers her letter of opposition in light of the master plan approach to rezoning the area to 1 acre minimum plots.

Mr. Glenn suggests to defer action of this Commission at this time until a joint meeting between the City of Boardman and Morrow County to consider additional acreage involvement.

Mr. Ed Dick suggests submission of development plans to the City of Boardman so that the City can submit to the Morrow County Planning Commission a full recommendation as the County must abide by the City's wishes in this matter.

It was expressed that the County does not have the authority to table matters but a hearing can be continued to a specific time.

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MOTION was made by Mr. Ed Dick, seconded by Mr. Dan Creamer to continue Mr. Ed Glenn's Zone Change Recommendation to the next regular meeting of the Morrow County Planning Commission which is the last Monday of the month being April 30, 1979 and in accordance with County regulations. Votes received; '5 affirmative and 0 negative. Motion passed.

Chairperson Doris Graves discerning no further business adjourned the meeting at 10:50 P.M.

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ATTACHMENT 1

MORROW COUNTY PLANNING COMMISSION

March 26, 1979

Staff Report and Analysis

Application for change of Zone from Farm (5ac. min.) to Farm Residential (1Ac. Min.)

Applicant - Mr. Dewey West, Boardman.

I. GENERAL DATA:

- A. Location - Property is located in Township 4N, Range 25 EWM, Section 22. That portion of Tax Lot 200, south of the Irrigation Canal.
- B. Public Services - Property is within the Boardman Rural Fire Protection District.
- C. Description of Request - The request is to rezone from Farm to Farm Residential. The purpose is to allow a subdivision that has smaller than 5 acre lots but larger than one acre lots. The Morrow County Planning Commission has on two occasions considered this request and in turn has directed the Planning Department to do as complete an analysis as possible and recommend a course of action based on technical data and planning principals.

II. FIELD INSPECTION AND RELATED CRITERIA:

The property under question, consists of approximately 50 acres of gently hilly ground. There is no reliable history to indicate that the property was ever farmed.

The South East corner of the property shares a common boundary with an intensified agricultural operation, that is under cultivation and irrigated with a pivot system. Mr. Arnold Bratt who farms that property is on record indicating his opposition to division of this land for Farm Residential use.

At the request of the Commission, staff has investigated the County's legal responsibility in the event such a subdivision were to take place. The results of that inquiry are as follows:

It was determined that the County would not be liable, however, it was cautioned that we should indicate for the record the existance of the farm operation and its possible non-conformity with Farm Residential Zoning. No case history or actions of a simular nature in other counties was noted. Investigation of simular situations were inspected, where pivot irrigation systems and intensified farming shared a close proximity to each other. In every area checked, it was an, owner-operator, or owner-employee housing situation; i.e., homes were found to be within a few feet of a pivot system to as much as a mile away. No complaints were recorded. It was interesting to note that this question had not been considered during the location for the two new schools being built in Irrigon and in Boardman.

It was concluded therefore that compatability would be a civil situation between the future lot owner and the neighboring farm operation.

The Planning Commission is reminded that the basic difference between Q.F. farm zone and F.R. farm zone is primarily that of size. That permitted use's are the same and that the matter is a mute question as L.C.D.C. is on recorded as having never established a minimum or maximum size for a farm zone. Density not-with-standing.

III. Findings of Fact:

- A. Soils - Soils for this area are of the Quincy loamy fine sand and are a Class IV capability if Irrigated. These soils are subject to severe wind erosion hazard. Exceptability of soils in this classification are deemed good for septic tank systems. (SCS Report, 1976) Suitability for crops for the property is poor due to the size and the topography.
- B. Roads - The property is served by a 60' easement extending south from the easterly end of Kunze Road and would be the normal extension of Miller Lane should it ever become a County road.

IV. Planning Principals:

- A. Impact - Public Services. Morrow County's responsibilities are limited to road maintenance and law inforcement. Additional rural growth not only here, but through-out the County will have an impact no matter how small. This application indicates the addition of 14 new dwelling units with an estimated population of 42 persons. Automobile movements at the intersection with Kunze and Miller Lane would reach 74 within a 24 hour period. Other public related impacts are: Schools - no appreciable affect. Fire District - no appreciable affect.
- B. L.C.D.C. Goals and Guidelines - Agricultural lands, ORS Chap. 215, 215:203 and 215:213 all pertaining to preservation of agricultural lands, soils, etc., becomes simply a matter of "what size is a farm?" Goal 3, Guidline A. Planning - This application is addressed to Rural Growth, not Urban Growth. and any seperation of transitional land use deemed un-compatable and requiring a "buffer-zone" is not practable as no mention is made of "buffering"one farm use from another. (Reference is made to conditions for approval in this report.) Goal 10 Housing - "To provide for the housing needs of the citizens. Lands suitable for residential needs shall be inventoried and plans should encourage the availability of adequate numbers of housing units at price ranges and rent levels which are

commensurate with the financial capabilities of Oregon households and to allow for flexibility of Location, Type, and Density. In conclusion it was found that the "Rural Urban needs for this type of housing is prevalent and in demand as witnessed by recent construction in the immediate areas to the West and to the East of the subject property.

- C. Utilities - The area is served by the Umatilla Electrica Co-op and service is available. Water would be from private wells, no current information is available as to impact on underground water sources at this time or in the near future. Adjacent wells have encountered no problems to date.

V. Staff Recommendations:

Staff recommends approval based on the following conditions, and that all these conditions would have to be met or the approval recommended would be withdrawn:

1. The existing plat attached as exhibit "A" would be changed as follows: Lots 8 & 11, 9 & 12 and 10 - 4 & 5 would be combined and building sites would be located as close to the northerly property lines as possible in order to keep the maximum distance from the farming operation to the south.
2. That a 6' fence be required along the perimeter of the property from the S/W Cor. of lot 6 to the N/E Cor. of lot 5.
3. That all lots are to have D.E.Q. approval prior to sign-off of the final plat.

VI. Concluding Remarks and Statistical Data:

In October of 1977 the Morrow County Planning Commission directed its staff to study the area outside of the City of Boardman U.G.B. and establish a boundary for that study. Basic Statistics are as follows:

- A. Zoning - The area consists of approximately nine square miles including streets, roads and other easements. Land use consists of: 3,091.83 acres of Farm Zone (5ac. Min.), 574 acres of Q.F. Zone (20 acre Min.) and 46.97 acres of F.R. (1 acre Min.)
- B. Area wide soils - Soils in this area are in two basic classifications, Class VI and Class IV. Approximately 2½ square miles of this area are in Class VI and are located in the Northwesterly portion of the study.
- C. Ownership, Dwelling Units and Density - There are 188 ownerships, 50 homes and 60 mobile homes, density is approximately 38 persons to the square mile with a population of 350.

MORROW COUNTY PLANNING COMMISSION

March 26, 1979

Staff Report and Analysis

Application for Change of Zone from Farm (5 acre Min.) to Farm Residential (1 acre min.) all within the Urban Growth Boundary of the City of Boardman.

Applicant - Mr. Ed Glen, Boardman.

I. General Data:

- A. Location - Property is located in Township 4 N., Range 25 EWM, Section 20. A parcel in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ consisting of 38 acres. Tax Lot 200. Property is South Kunze Road and within the U.G.B. of the City of Boardman.
- B. Urban Growth Management Agreement - Reference is made to the U.G.B. Mgt. Agreement between the City of Boardman and Morrow County, consistent with ORS 197:705 through 197:795. The agreement has been adhered to and the city notified. The Morrow County Planning Commission has been notified of city's position on one acre zoning which is, "one of opposition". Three meetings have transpired between City and County staff and with the applicant concerning this application. Findings and recommendations resulting from these meetings are contained in this report and visual aids are to be presented by both the applicant and the county planning department.
- C. Description of Request - Applicant proposes to develop property into one acre parcels for residential use.

II. Field Inspection:

The property consists of 38 acres of level ground. Prior use of this land was agricultural but it has not been used for any purpose for some time. Access is from Kunze Road. City water and sewer are approximately 2,637.85' to the north.

III. Findings of Fact:

- A. Soils - soils are of the quincy loamy fine sand and are of Class IV capability if irrigated. These soils are subject to severe wind erosion hazard.
- B. Roads: The property is served by Kunze Road which at present has a 40' R.O.W. which is not now adequate to serve existing use. Future traffic flows and the possible utilization of this road as a major arterial will require a minimum 80' R.O.W.

V. Planning Principals:

Public Services - Morrow County's responsibilities are presently limited to law enforcement and road maintenance until such time as the area is annexed to the City of Boardman. Additional urban growth within the U.G.B. as it pertains to public services, development, etc., is ultimately with the City of Boardman. Morrow County has the responsibility to adhere to the City's Comprehensive Plan and to cooperate to the fullest extent in seeing that the Plan is carried out. Further it is responsible for carrying out a compatible street and road system leading into the city.

VI. Staff Recommendations:

Staff recommends denial of the application for Farm Residential zoning in keeping with the request of the city of Boardman. However, it further recommends that the Morrow County Planning Commission extend this hearing to a mutually agreeable time to allow for a joint meeting between the County and City Planning Commissions to not only accommodate the applicant but to also to allow for the orderly and expeditious development of the U.G.B. areas surrounding the City and to adopt policies, programs and plans to assure this.

NOTE: Plans, Maps and other visual data will be available at the meeting, both by County staff and the applicant.

MORROW COUNTY PLANNING COMMISSION

April 30, 1979

Continuation of Application for change of zone from Farm (5 Ac. min.) to Farm Residential (1 Ac. min.) Applicant Ed Glenn.

I. Action to date:

- A. Commission will note that, Applicant has increased the area involved. The additional area has been reviewed by the City of Boardman and a new description has been filed and public notice has been accomplished.
- B. The Boardman Planning Commission has met and approved 1 Ac. zoning, subject to the following conditions:
 1. No major or minor partitioning occur prior to approval of a preliminary plat.
 2. That the filing of a master plan, acceptable to the city be accomplished prior to development.
 3. Submitted plot plans show 60' R.O.W.'s, utility easements in the back of lots be dedicated as shown.
 4. That if Applicant desires access to city sewer and water, that this interest be in the form of cost estimates and proposals or paying for extensions.
 5. In accordance with the Urban Growth Management, Applicant will adhere to city zoning and subdivision ordinances.

C. Additional findings of fact:

Staff has accomplished a field review, with a member of the D.E.Q. staff and persons representing the Applicant. Some areas were found to be marginal which may require redesign of certain areas. Attention is made to that portion of the overall masterplan South of the canal which comes under County jurisdiction. Review shows no conflict with the overall plan and that development is subject to approval of a subdivision plat in accordance with County Zoning and Sub-division Ordinances.

II. Staff Recommendations;

Staff recommends approval of the change of Zone from Farm to FARM Residential in keeping with the requests of the city of Boardman.



MORROW COUNTY PLANNING DEPARTMENT

P. O. Box 541, Heppner, Oregon 97836
Phone 676-5030

DEANE SEEGER
Director

REGULAR BUSINESS MEETING

OF THE

MORROW COUNTY PLANNING COMMISSION

APRIL 30, 1979

The regular business meeting of the Morrow County Planning Commission came to order Monday, April 30, 1979 at 7:50 p.m., Chairperson, Dorris Graves presiding.

Members present:

Dorris Graves-Chairperson	Cornett Green
Ed Dick	Orville Cutsforth, Jr.
Roy Lindstrom	David Secl
Gene Trumbull	Gene Allen
Deane Seeger-Planning Director	Johanne Wood-Secretary

Visitors present:

Ed Glenn-Attorney at Law	Dewey West
Mr. Slocum	Avon Melby

Motion was made to dispense with the reading of the previous minutes by Gene Trumbull, seconded by Cornett Green and passed with a unanimous vote.

Ed Glenn request for zone change from Farm (5 ac. min.) to Farm Residential (1 ac. min.).

Deane Seeger asked that the minutes show that as a result of changes another legal discription is shown by the Heppner Gazette published April 12th and 19th, in order to show the minor changes made.

Deane stated that he had met with the City of Boardman and, read the minutes of the Boardman Planning Commission on action taken regarding zone change request. He stated Boardman concurs in request for zoning. Deane explained this was a continuation from Farm (5 ac. min.) to Farm Residential (1 ac. min.).

Deane then explained action to date, Commission members were able to follow on typed explanation.

Gene Trumbull asked a point of clarification, it it was suggested that they use city sub-division ordinances?

Deane explained that to this point, from here on out it will follow under supervision of the County, using city ordinances.

Gene Trumbull asked, "What you are saying is, in regard to dimensions and placement of house, your not speaking of quality of roads and this type of thing?"

Deane, "No."

Gene Trumbull, "I just wanted that made clear here now, while everybody is here."

Deane explained that the soil is the same as explained before. He stated he could find no evidence that the land was in production nor had it been for many years.

Dorris Graves, (regarding map), "What you have blocked off in red is what is outside the Urban Boundary?"

Deane, "Yes, and I would suggest that when the Commission takes action on this, that they make two motions. One for the city portion and one for outside the Urban Growth. Eventually the city may wish to consider annexation of that area.."

Gene Trumbull, "I would rather think that we should take that into consideration as one project, rather than the two and consider that as part of the Urban Growth, because your talking about like kind of quality there. To separate them may lead into trouble."

Deane, "I agree."

Mr. Glenn was asked to explain his tract map. He stated the changes made by acquisition of more land and change of layout, and the possibility of yet some more south of the canal. He stated that the city specified that a substantial portion of the property be designed in such a fashion that one acre lots could be further divided into more conventional lots, and that building envelopes be established so that owners that go on the property now, would not place their house in the middle of a lot line or on a proposed street thus impeding future development.

He also stated that the city wanted to see a complete plan before any work was done out there, street and utilities would be dedicated on the final plats. There are some lots that can not be further divided into city size lots.

Gene Trumbull asked if there were any physical barriers in there now?

Mr. Glenn replied that there were some, more or less. Some may have trouble with D.E.Q.. He gave a few ways to resolve some of them. (1) Bank them until sewew and water is made available. (2) Put together a cooperative drain field. (3) Put in monitoring holes to satisfy D.E.Q., meaning they could not be developed during the monitoring period.

He stated there is a geographical feature in that the canal is an ideal place to place a road. He believed there were no geographical features that would interfere with the development of the tract.

The entire project is approximately 106 acres, with approximately 74 lots.

Dan Cramer, "What you are asking us tonight is approval along with what the city of Boardman will approve?"

Mr. Glenn, "Yes, and in addition the zone change on the area south of canal that is under County rule, over which the city has no jurisdiction."

It was then asked what was needed to get that area south of the canal included in the Urban Growth area, and how many owners were involved in this tract of land.

Mr. Glenn replied that there were six in the ownership and the title and ownership varied at this time, with outright ownership on some and mortgages and etc. on others.

Mr. Trumbull asked if the portion in the northwest corner of the map was the acreage owned by Mr. Toadvin, and if he was interested in being brought in.

Mr. Glenn stated that Mr. Toadvin was not interested. He then showed how roads on his suggested plat would connect with existing roads of the city.

Mr. Ceamer asked the width of Kunze Road.

Deane stated that he had suggested 80' of R.O.W., but 60' of R.O.W. was requested by the city.

Cornett asked if any of the 60' was deeded for irrigation ditches that would make the actual road right-of-way less.

Mr. Glenn said no, but there will be a 10' underground easement on the tract, but no irrigation easement on the roads.

Ed Dick then asked for a clarification of what the Commission was being asked to approve of.

Mr. Glenn then stated that it was a zone change not a subdivision. A portion will go from Farm to Farm Residential under the County rule, and another portion will go from Farm to what the city calls Farm Use under the city rule.

Mr. Glenn explained that a development plan that is being discussed is at request of the city, and their recommendation to the commission is to rezone to acre lots on condition that they not partition property until a preliminary plat is approved.

Mr. Trumbull made a motion that the Commission adopt zone change on the parcel north of the canal, with stipulation that the recommendation from the Boardman City Planning Commission be adhered to.

Gene Allen seconded this motion and Chairperson Dorris Graves called for the vote of those for the motion. The motion was carried by unanimous vote. She then called for a motion on that portion south of the canal.

Gene Allen made the motion to change that portion south of the canal, the E 1/2 of the NE 1/2 of section 20, 4N, R25 EWM, to be changed from Farm to Farm Residential, subject to approval of plat with no partitioning before plat is approved.

Roy Lindstrom seconded this motion, and vote was called by the Chairperson. This motion was also passed by a unanimous vote.

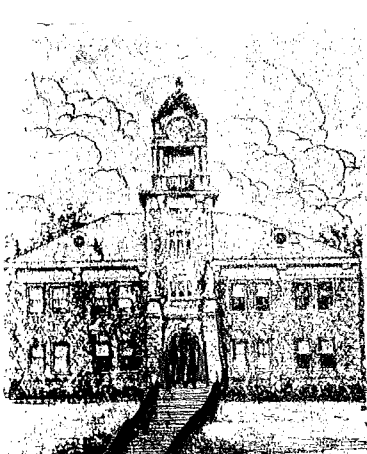
At 8:35 New Business was called for.

Chairperson Dorris Graves asked that Deane give a rundown on meeting with Judge Nelson, Jeri Cohen, Jim Kennedy, Dorris and himself on the Comprehensive Plan.

It was followed by a general discussion on the Comprehensive Plan.

A discussion then followed about the Planning Commission budget.

At 9:30, Mr. Cutsforth called a motion for adjournment, with Cornett Green seconding it. Chairperson adjourned meeting.



MORROW COUNTY PLANNING DEPARTMENT

P. O. Box 541, Heppner, Oregon 97830
Phone 676-5030

DEANE SEEGER
Director

REGULAR MEETING June 25th, 1979

Members Present

Dorris Graves - Chairman
Roy Lindstrom
Cornett Green

Deane Seeger - Planning Director
Ed Dick
Johanne Wood - Secretary

Vistors Present

Donald Robinson - Applicant
Elmer Ladd - Applicant
Lorraine Ladd - Applicant
Linda LaRue - Ione Mayor
Marie Hall - ECOAC Planner

Delmer Buschke
George Steagall
Kelly Keene
Roger D. Bryant
A. L. Bryant

Marie Hall spoke on the U.G.B. of Lexington and Ione and the amendments to their Comprehensive Plan, There was a general discussion on same.

Ed Dick made the motion to accept amendments and changes on the Ione and Lex Comprehensive Plans, Cornett Green seconded. Question was called and a unanimous vote of those present was given.

Since there was not a quorum of members present the applications of Donald Robinson and Elmer & Lorraine Ladd were continued to July 16, 1979 at 8:00 p.m., Heppner Courthouse.

Chairman Dorris Graves recommended that Commission members be called on day of meeting to remind them of meeting.

CONTINUED MEETING July 16, 1979

8:00 P.M. Morrow County Courthouse

Members Present

Dorris Graves - Chairman
Gene Trumbull
Gene Allen

Ed Dick
Cornett Green
Deane Seeger - County Planner
Johanne Wood - Secretary

Vistors Present

Vistors Present

Lorraine Ladd - Applicant	Avon Melby - EO reporter
Donald Robinson - Applicant	Jerri Cohen - ECOAC
Dick Brown - Planning Consultant	Ed Glen - West Glen applicant
Marie Hall - ECOAC Planner	Dewey West - West Glen applicant

It was brought to the attention of the Commission by Gene Allen that it was time for election of officers.

Gene Allen nominated Dorris Graves for Chairman, Gene Trumbull seconded the motion - nominations were closed and a unanimous vote was caste.

Ed Dick nominated Roy Lindstrom as Vice Chairman.

Gene Allen nominated Gene Trumbull for same.

Cornett Green nominated Ed Dick for same, and made motion that nominations be closed.

Ballots were cast twice - first time there was a tie between Ed Dick and Gene Trumbull. The second time Gene Trumbull 4 - Ed Dick 2, Gene Trumbull nominated Vice Chairman.

Gene Trumbull then nominated Ed Dick as Secretary with Gene Allen seconding the motion. A unanimous vote was cast making Ed Dick Secretary.

Gene Allen made a motion that the minutes of the previous meeting as mailed be approved. Cornett Green seconded the motion - motion carried.

The application of Donald Robinson was brought before the Commission. Deane Seeger read the Staff report. General discussion followed.

Mr. Robinson explained where land was situated and then where ingress, egress was.

Gene Allen made a motion to table the application, then withdrew the motion.

Mr. Robinson was instructed to return after working with Planner and resubmit his application with sufficient material to make application workable.

Cornett made motion to waive extra filing fee. Fritz seconded the motion - motion carried.

The application of Elmer and Lorraine Ladd was then placed before the Commission, this also was continued from the June Meeting.

County Planner read the Staff Report and Mrs. Ladd was given an opportunity to explain her reasons for the zone change and sale of property. Gneral discussion followed.

Ed Dick made the motion to accept the application, with Fritz Cutsforth seconding it. Chairman called the vote and a unanimous vote was caste for approval.

Marie Hall, ECOAC Planner, then explained the amendments to the City of Heppners' UGB and Comprehensive Plan.

Gene Trumbull made a motion to accept the amendments as shown, with Ed Dick seconding the motion.

Chairman Called for the vote - members caste a unanimous vote in favor of accepting ammendments.

Ed Dick made a motion to accept the changes to the UGB and Cornett Green seconded the motion.

Question was called and a unanimous vote caste in favor.

Ed Glen presented the preliminary platt of West Glenn. A General discussion followed with Gene Trumbull making the moiton to accept the preliminary platt of West Glen - Fritz Cutsforth seconded the motion.

Roll call was made of the votes:

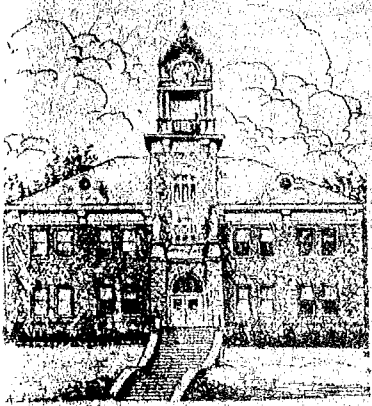
Gene Allen - abstain from voting

Fritz Cutsforth - aye
Gene Trumbull - aye
Ed Dick - aye
Cornett Green - aye
Dorris Graves - aye

Deane then explained that there is a need to find ground to place a wrecking yard in the South end.

County Planner introduced Dick Brown, Planning Consultant from Prineville, who is doing the County Comprehensive Plan.

Meeting was adjourned at 11:15 p.m.



MORROW COUNTY PLANNING DEPARTMENT

P. O. Box 541, Heppner, Oregon 97836
Phone 676-5030

DEANE SEEGER
Director

MEETING - DECEMBER 10, 1979

7:30 P.M.

NORTH MORROW COUNTY ANNEX
IRRIGON, OREGON

MEMBERS PRESENT:

Dorris Graves - President	Gene Trumbull
Cornett Green	David Secl
Gene Allen	Deane Seeger - Planner
Dick Brown - Consultant	Johanne Wood - Secretary

VISITORS:

Gale Gray - Ione - petitioner
Roy A. Lindstrom - Ione - petitioner
Lester Moen - Boardman - petitioner

President Dorris Graves called the meeting to order - Gene Allen made a motion to have the minutes of the previous meeting read. Mr. Seeger read the minutes. President asked if there were any additions or corrections to the minutes as read.

Gene Trumbull made the motion to accept the minutes as read. Gene Allen seconded the motion - motion carried.

Deane Seeger brought it to the attention that legally the approval of the Comprehensive Plans and U.G.B.'s of Ione and Lexington had not been given due to lack of quorum at the last meetings. The President entertained the motion to approve the Ione and Lexington Comprehensive and U.G.B. amendments. Corentt Green made the motion and Gene Trumbull seconded it. Motion was carried.

Mr. Seeger made the suggestion that the Lindstrom, Gray and Emert application be taken up first. President read the application, with question from President if both Lindstrom and Gray application was to be taken up jointly. As they were brought in and application made at same time and from same Tax Lot, they were a joint venture. Deane read the staff report and asked that the records show that public hearing notices had been published for the November 27th meetin, which was canceled due to inclement weather, and for this December 10th meeting, in the Heppner Gazette-Times.

Mr. Seeger showed on the map where the two five (5) acre parcels were, and the outline of entire Tax Lot that they were to be partitioned out of.

Mr. Lindstrom spoke up about why he did not have the twenty acres that he thought he was going to have originally. He wanted his five acres to get his G.I. Bill loan through.

Mr. Lindstrom - "When I first talked to Slim (Emert), five acres was all I wanted, so I wrote an earnest money agreement, so I had that tied up. Then I went up and talked to Deane and he said I couldn't go on five acres. If I had twenty that'd be fine. So I talked to Slim, and Slim said "that's fine, I'll sell you twenty". I finally got Slim up to the office and then we finally got it started".

Mr. Allen asked Mr. Lindstrom if he was asking to have the five acres out of the twenty. Mr. Lindstrom said "no" because he didn't have the twenty. He just was asking for five as was Mr. Gray, out of the whole tax lot.

There was much discussion on the applications. Question was raised by Mrs. Graves if they were going to use the same ingress-egress road. Both will be using one of their own and that they had originally been used by the rancher, Mr. Emert. Deane said he had called the Department of Transportation and that they stated it was okay unless they were, to Deane's estimation to close together or would cause a problem. Deane told of the Columbia Basin Electric Coops' easement through property and advised the applicants they must have plot plans approve by same.

Mr. Secl: Addressing applicants -
"Didn't you research this at all before you stepped in there and started putting money in this property, Roy?"

Mr. Lindstrom: "Yes, that's why I went back and spoke to Slim about purchasing that additional fifteen acres. He said okay, so I went ahead."

Mr. Secl: "Well, I don't think that answers the question. The question is, before you bought the five acres. I realize after you bought the five, you found you had a problem, and went back after the other fifteen, but, before you brought the five acres."

Mr. Lindstrom: "I was under the impression that five acres was all that was needed to qualify."

Deane Seeger: "You mean for your G. I. Loan?"

Mr. Lindstrom: "Yes."

Deane Seeger: "Mr. Secl is making reference to Zoning."

Mr. Lindstrom stated that an attorney had informed him that five acres was all that was needed.

Discussion followed that people should be made more familiar with the zoning and other laws that govern land partitioning and building.

Mr. Secl made the motion that the Commission approve the application. Gene Trumbull seconded the motion. Mr. Secl amended his motion to read from Qualified Farm to to Farm.

Mr. Graves: "Your speaking of both parcels?"

Mr. Secl: "Both parcels."

Gene Trumbull: "Will you state your reasons for approval?"

Mr. Secl: "Reasoning is, definitely has no adverse affect on the on the area. Is not actually, in my mind and knowing the property worth anythin else as far as utilization.

Gene Trumbull: "I'll second the motion."

Question was called and carried.

Mrs. Graves asked that a motion be made that an article be put in the papers explaing the 20 acre minimum in Qualified Farm and that all partitioning be worked out through the Planning Office as required by ordinances, etc.

Gene Allen: "I would like to make a motion that Zoning principles and rules involved, must be followed - and that no one except County Planning Committee may presume that they may commence violations, construction, etc prior to approval by County Planning Commission.

Mrs. Graves: "I would like to see that in both the newspapers - East Oregonian and the Gazette."

The Moen application was then brought before the Committee - application requested that the applicant be allowed to change his zoning from R1 - single family deweeling to R2 - duplex or multi-family dwelling.

Mr. Trumbull was asked to comment as he also is a member of the Boardman City Council.

There was discussion on the Moen application and then it was tabled till after Boardman made their decision.

Meeting was adjourned.