

MORROW COUNTY PLANNING COMMISSION

MINUTES

Meeting of January 26, 1981
Morrow County Court House
Heppner, Oregon

Commissioners

Gene Trumbull	P	Hubert Wilson	A
Monica Swanson	P	Jack Strege	A
Anne Jay	P		
Cecil Jones	P		
Cornnet Green	P		
Paul Taylor	P		
George Kenny	P		

The meeting was brought to order by Chairman Trumbull at 7:38 P.M. The Chair called for the roll with Commissioners Strege and Wilson absent.

No Action was taken on the minutes that were mailed for the meeting December 1, 1980. There fore the minutes of that meeting stand as mailed.

Correspondence - None

Public Hearing

Chairman Trumbull called for the staff report on the hearing for the Honeywild Estates Tentitive Subdivision Plat. Planning Director Seeger, acknowledged the present of the applicant and that necessary publication had been accomplished, there were no written objections or support filed with the Planning Department. The Tentitive Plat was posted and the report was read, and is made a part of these minutes as an addendum hereto. The Director stated that the Plat had been brought before the City Council at their regular meeting and that their requests were made a part of the report. A general discussion followed questions directed to Mr. Samuel Knapp, the proponent and developer, and there being no further responded from the audience either pro or con Chairman Trumbull closed the public hearing and refered the matter to the Commission for action.

A lengthy discussion followed between the Commission, with a good deal of time being spent on the inforceability of Covenants, and the extent of the County to enforce them. Director Seeger indicated that the covenants as presented would be filed with the County Clerks office and that the final control would be with his Department.

A Motion for approval for the Tentitive Plat, subject to the conditions of the Staff Report, The City of Irrigon, The State of Oregon requirements for plats, and the Morrow County Sub-Divison and Zoning Ordinance, and the Planning Commission to include the Covenants as filed with the Plat.

Motion by Commissioner Swanson, 2nd by Commissioner Kenney, the vote was unanimous.

Minutes of the Regular Meeting of the Morrow County
Planning Commission, January 26, 1981.

Items for Consideration Befor the Commission:

1. Request for a one year extension of time on the Codditional Use Permit, for the Boardman-Irrigon General Purpose Air-field located at the Port of Morrow.

Chairman Trumbull brought the request befor the Commission by requesting a report from the Planning Director. Mr. Seeger read a letter from the Port of Morrow, signed by Mr. Wayne Schawndt, Manager, stating that substantial work had been accomplished and that a consulting firm, Century West of Bend, Oregon had been retained.

The Commission spent several minutes recapping past actions, plans, location, etc., for the benifit of the new members.

At this point the tape ran out and the action taken for approval was not recorded. The vote was unanimous, however the Motion and 2nd were not recorded. Motion, Commissioner _____, Commissioner _____ 2nd.

2. Planning Director Seeger, made a brief presentation on the New County Road numbering system and recognized that Joann Wood of the Planning Staff had played an important roll and spent many long hours in assisting in its development. Chairman Trumbull, took over and did a much better job of explaining the process and purpose of the system.
3. On the matter of Up-Dating of Comprehensive Planning for the County and its Cities, Director Seeger, reported on the Success of the Irrigon program and that a simular program was being initiated for the Boardman, Port of Morrow and the surrounding County area.
4. The final plan for the Mobile Home Park for Simplots Cattle Operation employees was reviewed by the Commission.

Mr. Trumbull, requested that the Director, obtain copies of the the booklet called, "You are now a planning commissioner" and distribut them to the commission. In addition the Chairman has requested that the District Attorney be at the next meeting or at a study session to explain the legal implications of being a Planning Commissioner. Commissioner Green added to this by stating the serious nature of the action that is taken by the Commission as a body and as individuals and that we should always keep this in mind.

The meeting was adjurned at 9:45 P.M.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
FRIDAY - MAY 29, 1981
MORROW COUNTY ANNEX BUILDING

The meeting was called to order by Chairman Gene Trumbull at 7:45 p.m..

PRESENT -- Chairman Gene Trumbull; members Cornett Green, Hubert Wilson, Cecil Jones, Jack Strege, Ann Jay and George Kenny; Planning Director Deane Seeger and citizen Arnold Braat.

ABSENT --- Monica Swanson and Paul Taylor.

LAND PARTITIONING; F.E. GLEN -- Planning Director Deane Seeger, presented an application by F.E. Glen for partitioning of two and two tenths (2.2) acres, out of Tax Lot 3201 consisting of thirty (30) acres, for the purpose of establishing a farm homesite and to meet the requirements of the Oregon Department of Veterans' Affairs for a home loan. The Commission, finding that all requirements of the zoning and subdivision ordinances and the Comprehensive Plan of Morrow County had been complied with, did, on the motion by Cornett Green and the second by Jack Strege, unanimously approve said request.

PROPOSED UNDERPASS LOCATION -- Chairman Trumbull lead a general discussion on the proposed location for the new underpass to serve the Port of Morrow and to relieve heavy truck traffic from the main streets of Boardman. This discussion brought forth the actions taken by the State, Morrow County Citizens Groups, Port of Morrow and the City of Boardman, all of which, had indicated that the area chosen would be in the best interests of all concerned. After due deliberation, the Morrow County Planning Commission reached a consensus of opinion that the general location appeared to be feasible.

PROPOSED HOMESITE; DON ROBINSON -- The Planning Director then presented for general discussion only, the past request by Mr. Don Robinson to partition, re-zone or other appropriate action which would permit taking ten (10) acres of land adjacent to the City of Heppner out of Tax Lot 3700, Township 2 South, Range 26, Section 35 for the purpose of selling said parcel for a homesite. This prior application was presented by the Planning Director for study and policy direction due to the circumstances, which had involved various possibilities as to "grandfather" aspects, the inadequacy of in-depth planning considerations for the area and the need to consider what constitutes a farm in terms of size. As this was not a public hearing, the Commission did not at anytime specifically address the Robinson matter, and directed

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the County Planner to request a legal interpretation from the District Attorney.

JOINT MANAGEMENT AGREEMENT; CITY OF BOARDMAN -- The Planning Director then brought the matter of the Joint Management Agreement between Morrow County and the City of Boardman before the Commission. He informed the Commission that the City of Boardman Planning Commission had discussed the Agreement on Wednesday, the 27th day of May, and the results of their deliberations would be presented at a later date. The existing agreement was found to be basically all right, but that the administration of the document along with some permissible zoning criteria in the County Ordinance was needed to be or was felt to be in need of review and possible amendment. It was the opinion of the Commission that a joint meeting was in order and Monday, June 8th, was set. The meeting is to be held in the Boardman City Hall at 7:30 p.m.. (Since this meeting, City Manager Jim Thompson was contacted and he will notify the Boardman Commission).

JOINT MANAGEMENT AGREEMENT; PORT OF MORROW -- A Joint Management Agreement between the County and the Port of Morrow was briefly discussed and though no action was taken, the matter was left open for additional input by the Port. Mr. Swandt had received all the information but there was no meeting of the Port prior to the Commission meeting.

PLANNING FUNCTIONS -- A lengthy discussion involving various aspects of the Planning function of the County followed. Mr. Green suggested that communications with Southend citizens would be better if a notice of Planning Department hours were posted at the Courthouse. Further discussion involving the operation of the Planning Department, it was determined that the Director was spending too much time on matters not involving planning. Mr. Trumbull asked for a chart of the Director's responsibilities (copy herewith attached). Mr. Seeger explained that at least, if not more, than one third of his time was spent on building permit applications, assisting citizens in filling out State forms (so they did not have to make one to three trips to Pendleton) and other time consuming matters were such as zoning violations, dog and pig problems, not to mention property line disputes, pretty much pre-empted any long or short range planning needs of the County.

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At this point, a motion by Hubert Wilson, second by Cornett Green and on the unanimous vote of the Commission the Planning Director was directed to draft a letter (herewith attached) requesting that the Morrow County Sheriff's Department enforce the zoning ordinances.

BOEING FEED LOT -- Mr. Strege requested a status report on the old Boeing Feed Lot. Mr. Seeger is to report back to the Commission on this matter.

COMPREHENSIVE PLAN -- The need to review and update the Comprehensive Plan in the Heppner area came under discussion, including the impact of the new dam. This was culminated on a motion by Hubert Wilson and on the second by Jack Strege and a unanimous vote of the Commission, that a letter of objection be drafted and mailed to the Oregon Land Conservation and Development Commission stating that at no time did the U.S. Army Corps of Engineers contact the Commission, nor was an economic or environmental impact study filed with the Commission. Further, no attempt was made to comply with the Comprehensive Plan of Morrow County and that as a result of the recent election held in the City of Heppner approving said project, that the Corps should take immediate steps towards compliance.

LAND PARTITIONING; ARNOLD BRAAT -- Mr. Braat came before the Commission to discuss his possibilities of partitioning out five (5) acres of land South of the City Limits of Boardman for a homesite. Mr. Seeger informed Mr. Braat that as he intended to make application, the Commission could take no action and further that by presenting his case at this time, he could prejudice his position at a public hearing at some later date. Mr. Braat at this point made no comments on his request.

ADJOURNMENT -- Mr. Trumbull thanked the Commission for their involvement in what they all felt was a productive planning meeting and suggested that they invite the Heppner Planning Commission to their regular meeting of June 29th being held in the Courthouse in Heppner. Mr. Trumbull adjourned the meeting at 11:37 p.m..

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
MONDAY - JUNE 29, 1981
MORROW COUNTY COURT HOUSE, HEPPNER OREGON

The meeting was called to order by Chairman Gene Trumbull at 7:45 p.m.

PRESENT -- Chairman Gene Trumbull, members Jack Strege, Cornett Green, Ann Jay, George Kenney, and Cecil Jones.

ABSENT --- Paul Taylor and Hubert Wilson

REQUEST FOR VARIANCE AND LAND PARTITIONING; DON ROBINSON, HEPPNER ORE. Mr. Robinson requested a variance in farm size from 160 acres to 10 acres to permit establishment of a smaller farm use size. Planning Director Deane Seeger read the staff report and Chairman Trumbull opened the hearing to comments from the floor. Several adjacent property owners (see attached list) objected to the request with the primary complaint being that the ingress and egress to the property was felt to be inadequate. (Note: After the hearing had been closed, it was found that the tape recorder had malfunctioned and there is no clear record of actual action taken.) To the best of my recollection, Cornett Green moved, and on Cecil Jones' second that the variance be approved on the condition that a sixty foot R.O.W. and road be built to acceptable standards and approved by the City of Heppner and Morrow County. Further discussion continued on this matter and on a motion by Ann Jay and a second by Cornett Green, the hearing was continued to the July 27th meeting in Irrigon to enable the applicant to present his feelings on the matter.

AMENDMENTS TO THE ZONING ORDINANCE -- The Planning Director requested that the Planning Department did not have sufficient time to prepare the proper staff reports for consideration of changing specific language pertaining to outright uses within Urban Growth Boundary's. On a motion by Ann Jay and a second by Cornett Green, this was referred to the July meeting.

MATTERS BEFORE THE COMMISSION

- 1.) Request for land partitioning by Sharon Hadley, Irrigon, approved.
- 2.) Request for land partitioning by Lola Johnson, Boardman area. The Commission requested that the application be returned and directed the Planning Director to seek a better means of ingress and egress to the property and that said easement would be sixty feet in width.

- 3.) Request for land partitioning by Tom Kingston, Irrigon Area. Let the minutes show that Jack Strege requested abstention for reasons of a personal conflict of interest. Application was denied as the Commission felt that the easement serving the property was inadequate.
- 4.) A petition for granting and easement and public way of necessity over the Penland Prairie Road to Lake Penland was referred to the Commission by the County Court for Policy Direction under Goal 12 Transportation and the Morrow County Comprehensive Plan.

Mrs. Charlene Papineau represented the petitioners and informed the Commission on the need to keep the Penland Road passable for recreation purposes, for use by county residents and vacationers. The Commission found that the request was in compliance with the County Comprehensive Plan and on a motion by Ann Jay, second by Jack Strege and by a roll call vote, was unanimously approved. Let the minutes show that Cornett Green abstained, indicating a conflict of interest as he is a property owner and officer in The Lake Penland Property Owners Association.

- 5.) Wayne Schwandt, manager for the Port of Morrow, presented maps and comments on the Ports' decision to build a railroad overpass to serve the north portion of their industrial area.
- 6.) The Planning Director presented Phase II of The Honeywild Estates Subdivision, and explained to the Commission that no formal action was required in as much as the original plot had been approved and that the phase to final plot had been approved by the County Surveyor and the Planning Department had found that the plot was in compliance with the conditions established by the Commission and the County Court.

ADJOURNMENT -- The meeting was adjourned at 9:36 p.m. Following adjournment a joint meeting was held with the City of Heppner Planning Commission and a general discussion of joint planning matters were discussed and a general feeling was established towards creating a greater degree of communication between county and city planning efforts.

NOTE: Monica Swanson has resigned do to the need to spend more time with their family business. The County Court appointed John Bristow to replace her. Welcome aboard John.

Those attending the June 29, 1981 meeting were:

Gary Bruch, Heppner; Ron Forrar, Heppner; Ann Spicer, District Attorney; Wayne Schwandt, Port of Morrow; Pete McMurtry, Heppner; Ed Gonty, Heppner; Eleanor Gonty, Heppner; Charlene Papineau, Lexington; Dennis Papineau, Lexington; Judy Buschke, Heppner; Delmer Buschke, Heppner; Don Stroeber, Heppner; John Shaw, Heppner; Cliff Green, Heppner; Larry Bowman, Heppner; Mr. and Mrs. Michael Hinds, Irrigon; Thomas Westmoreland and son Everett, Morrow County, Dick Wilkinson, Heppner; Bob Harris, Heppner; R.W. Harris, Heppner.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
MONDAY - JULY 27, 1981
IRRIGON COUNTY ANNEX BUILDING
IRRIGON, OREGON

The meeting was called to order by Vice Chairman Jack Strege at 7:45 p.m. and declared void for lack of quorum.

PRESENT -- Commission members Jack Strege, George Kenney, Ann Jay, John Bristow; Staff members Deane Seeger, Lori Bergstrom; Citizen Don Robinson.

ABSENT -- Gene Trumbull, Hubert Wilson, Paul Taylor, Cecil Jones, and Cornett Green.

CORRECTIONS OF MINUTES OF JUNE 29, 1981 MEETING -- Let the minutes show that George Kenney abstained from voting on Tom Kingston's land partitioning request.

DONALD ROBINSON EXPLAINS APPLICATION -- Mr. Robinson had requested a variance in farm size from 160 acres to 10 acres to permit establishment of a smaller farm use size. Several adjacent property owners had objected to the request with the primary complaint being that the ingress and egress to the property was felt to be inadequate. It was moved that the variance be approved on the condition that a sixty foot R.O.W. and road be built to acceptable standards and approved by the City of Heppner and Morrow County. Mr. Robinson showed the location of the area on a map to the Commission. Robinson then explained that there are four diversion ditches in his field that drain into a canyon and there is also a large dam at the end of each one of these. This draw comes down between Buschke's house and Barrett's apartments, drains into a culvert under the state highway, and goes on down towards Hoskins. Little washing has occurred. Robinson said the road going in would not affect erosion because of a high bank by Robinson's field that keeps the water off, plus holding dams and a concrete dam that is going to be cleaned out when the road is built. Robinson said he had planned on putting in either a culvert or a stockguard.

In order for access, the city stipulated that Mr. Robinson have the area surveyed, put four inches of gravel on the street, and to provide an easement through his property for future street purposes to connect to the city street across from Herman Winter's place.

Robinson concluded that the persons involved were concerned with erosion, but stated that the main erosion was from their own making.

Mr. Strege decided the Commission was more familiar with the problem and suggested there be a meeting on Monday, August 10 at Heppner so the Commission could view the area and make further decisions.

ADJOURNMENT -- The meeting was adjourned at 8:30 p.m..

MINUTES OF THE SPECIAL MORROW COUNTY PLANNING COMMISSION MEETING
MONDAY - AUGUST 10, 1981
MORROW COUNTY COURT HOUSE, HEPPNER, OREGON

The meeting was called to order by Chairman Trumbull at 8:05 p.m.

PRESENT --- Commission members Ann Jay, Jack Strege, John Bristow, George Kenney, Cornett Green and Hubert Wilson.

ABSENT --- Paul Taylor, Cecil Jones.

Prior to the meeting, the Commission toured the area that was under consideration for a variance filed by Mr. Don Robinson.

MINUTES OF PREVIOUS MEETINGS -- The minutes of the previous two meetings were approved as read on the motion by Jack Strege and on second by Ann Jay.

DONALD ROBINSON VARIANCE -- Chairman Trumbull opened the public hearing on the variance for a 10 acre farm site by Mr. Don Robinson, requesting the County Planner to read the staff report from the meeting of June 29, 1981. The Planning Director stated that surrounding property owners had been notified and a public notice printed. May the minutes show that the requirement for 4½ inches of crushed rock be deleted from the recommendations. A general discussion followed. Approval was granted on a motion by Jack Strege and the second by George Kenney with a unanimous vote on the following motion: Because of the findings of fact, input from adjoining citizens, and after the site inspection and the imposing of the conditions listed here-in and made a part of this motion, that compliance with the Morrow County Comprehensive Plan has been met. The conditions for approval are as follows:

1. Use of the farm shall follow the requirements of the Farm Residential Zone of the Morrow County Zoning Ordinance Section 3040 A.
2. That access from the end of Fairview Way and construction of the roadway be approved by the Morrow County surveyor and the director of public works to be in compliance with the requests of the City of Heppner, that a culvert and or stock guard be built at the fence line for diversion water.
3. That citizen input will be involved to assure that water diversion is done to the satisfaction of neighboring property owners.
4. Mr. Robinson is to grant an easement through his property to the City of Heppner from the end of Fairview Way to the unnamed street across from the Herman Winters home, and he is not to sell any property that would block this easement now or in the future.

Chairman Trumbull opened the meeting for general comment, indicating that the Commission give serious consideration to the future need to hold study and comprehensive plan up-date meetings, to include citizen participation on a county wide basis. He directed the County Planner to start working on a schedule. Further discussion was entered in to on the need to look at farm zones that would include additional sizes other than 2 acre and 160 acre parcels be considered. Commissioner Green voiced his concern that granting of smaller farm sites would continue to create problems and that controls over doing so, even with conditions, were and have been very difficult to police. Due to vacations and harvest, it was determined that the August 24 meeting be canceled and that this meeting constitute the regular August session.

COMMISSIONER WILSON MOVING FOR WINTER -- Let the minutes show that Commissioner Wilson will be moving to Arizona for the winter months and asked Chairman Trumbull to request that he be replaced.

ADJOURNMENT -- The meeting was adjourned at 9:35 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
SEPTEMBER 28, 1981
MORROW COUNTY ANNEX BUILDING

The meeting was called to order by Chairman Trumbull at 8:00 p.m.

PRESENT -- Chairman Trumbull; members Anne Jay, John Bristow, Jack Strege, George Kenney, Cornett Green, Paul Taylor and Cecil Jones; staff Deane Seeger and Lori Bergstrom; citizen William Doherty.

MINUTES OF PREVIOUS MEETING -- The minutes of the previous meeting were approved as read on the motion by Jack Strege and the second by Cornett Green.

WILLIAM DOHERTY CONDITIONAL USE PERMIT -- Mr. Doherty requested that a gravel pit, held in private ownership, be reopened to provide gravel for the resurfacing of a section of State Highway 207 and gravel for Morrow County. It is the intention of the applicant to keep this pit open as a continuing source of aggregate. The pit was originally opened in 1927 to provide gravel for area roads. It was opened again in 1946 or '47 to provide rock for State Highway 207. The pit is directly adjacent to the old Oregon State Highway Department pit, Tax Lot 400, Twn. 1N, R 26E, Sec 10, more precisely the S.E. corner where Sand Hollow Road intersects with State Highway 207. The property is zoned Exclusive Farm Use (ORS 215.203) Article 3, Section 3.010 (2)(e). Conditional uses permitted, "mining and processing of aggregate" as permitted under ORS 215.213(2)(b). The request was in conformance with Article 6, Conditional Uses, Section 6.050 (9) A thru D page 72 of the Morrow County Zoning Ordinance and is in compliance with the Morrow County Comprehensive Plan and the Goals and Guidelines established by L.C.D.C. In Goal 3 of the L.C.D.C. Goals and Guidelines of Agricultural Lands, the Conditional Use proposed is in compliance with and includes non-farm uses authorized by ORS 215.213. The soils are shallow and the area has not been farmed, and is defined under Goal 5 (Natural Resources) subparagraph b, as a mineral aggregate resource area as shown on the Morrow County Zoning Map. The area has already been designated as an aggregate resource area. The conditions established by the state were felt to be sufficient and meet the requirements of the Morrow County Zoning Ordinance. The State Department of Geology and Mineral Industries made a complete study of the request and approved, conditioned, and obtained a faithful performance bond for the pit. The Morrow County Director of Public Works, Planning Director and County Judge inspected the site and were involved with state personnel in establishing conditions of operations and maintenance of the site. All of the necessary applications, filing fees, public notices, etc. had been accomplished in accordance with the Morrow County Zoning Ordinance and principle state regulations.

George Kenney moved that the conditional use permit be granted as long as it meets all specifications. Anne Jay seconded the motion. Motion passed unanimously.

LAND PARTITIONING --

GEORGE KENNEY, IRRIGON -- On September 29, 1980, Mr. Kenney requested and received permission to partition 10 acres out of tax lot 2503. Mr. Kenney's original intent to partition tax lot 2503 into 4 parcels was denied by administrative authority of the planning director under article 5, page 27 through 30 of the County Subdivision Ordinance. Mr. Kenney now requested partitioning of the balance of his property by combining two lots and creating a 7.63 acre parcel east of his homesite parcel. The request was in keeping with the regulations of the Subdivision Ordinance. The request followed criteria and policy of the County Comprehensive Plan. The property is zoned Farm Residential 1 acre minimum lot size, property is not subject to flooding or natural hazards, and public access is from seventh street west, a county road. The applicant met criteria for partitioning under article 5, pages 27 through 30 of the subdivision ordinance of Morrow County, and the Planning Director found no objections or violations of the Subdivision Ordinance. All necessary forms had been filled and signed. Let the minutes show that George Kenney asked to be excused from voting because of a conflict of interest. Jack Strege moved to grant a land partitioning for Mr. Kenney to divide out of tax lot 2503 7.63 acres. Cornett Green seconded the motion and the motion carried unanimously.

EUGENE SMITH, IRRIGON -- The proposal for a 10 acre land partitioning located in tax lot 105, Section 3, Twn. 5N, Range 27 was brought before the Commission. All necessary forms had been filled out, and necessary legal description and survey done. A road goes through the middle of the parcel. Cornett Green moved to grant the partition, and Anne Jay seconded the motion. The motion passed unanimously.

PROGRESS REPORT-BOARDMAN AREA STUDY -- Deane Seeger brought the Commission up to date on the happenings of the Boardman area study. A history of the study reminded the Commission members that when the County rezoned established land use areas, they zoned 2 acre rural residential in the Boardman area study. Public hearings were held for seven months with hardly any public participation. The County Comprehensive plan was done with the feeling that there were some errors made, so this study is to re-evaluate the area to reidentify the area and zone accordingly. Deane then gave some statistics on what could happen if the areas 6,000 acres could be developed into 2 acre tracts. Two acre zoning could result in 3,000 domestic wells, 2 new schools, and the need to create 3,000 new jobs to support 12,000 people. Deane then read a sample letter which will be mailed to the property owners in the area of the study to inform them of what is happening. The main goal the commission hopes to accomplish is citizen involvement. The commission would like to have an informal public hearing on the matter, hoping citizens will volunteer to be on a citizen advisory committee. Members of the Planning Commission could also sit in with the group.

BASIC INTRO TO NEW STATE LAWS GOVERNING PLANNING -- Deane informed the Commission on new laws passed by the State Legislature. After January 1, anyone coming in for petitioning for this Commission must 1) first prove and have a receipt that the taxes have all been paid and 2) must also have a DEQ satisfactory report that they can put septic tanks on the land before they can consider partitioning on it. There was also a new state law governing the right to appeal the decision by governing bodies which states, "If you do not attend public hearings involving zone changes in your area or similar actions, your right to appeal is revoked."

REPORT ON HEPPNER DAM IMPACT NEEDS -- Deane reported that many of the construction people working on the dam don't have a place to live. Some people want to put in a recreational vehicle park on top of the hill on the flat by the old city water tank with some provisions that there can be large units put on there until the dam is done (to accommodate 100 trailers). The business men now realize that the payroll created by construction of the dam should be kept in town to bolster the local economy. The project will last approximately three years with most of the men union workers. The corps is bringing in new maps with new property lines, roads and taking lines, with more statistics to follow.

ADJOURNMENT -- The meeting was adjourned at 9:30 p.m. by Chairman Trumbull.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
OCTOBER 26, 1981
MORROW COUNTY COURTHOUSE

The meeting was called to order by Chairman Trumbull at 8:00 p.m.

PRESENT-- Chairman Trumbull; members John Bristow, Cornett Green, Cecil Jones, Marion Abrams, Jack Strege, George Kenney and Paul Taylor; Staff Deane Seeger and Lori Bergstrom; District Attorney Anne Spicer; Citizens Ed Wenger and Denney Edwards.

MINUTES OF PREVIOUS MEETING-- The minutes of the previous meeting were approved as read on the motion by Paul Taylor and the second by Cornett Green.

FAIRVIEW SUBDIVISION-- An application to file a preliminary subdivision map for consideration by the Morrow County Planning Commission under the provisions of the Morrow County Subdivision Ordinance was brought before the Commission. This property is located in Twp. 5N, R 27, Sec. 30 within the Urban Growth Boundary of the City of Irrigon, approximately 700 feet south of the city limits facing Division Street and bisecting Knapp Street. The area is presently zoned Farm Residential, one acre minimum (Morrow County). The city shows the area as R-1 Single Family Residential for future growth. The County has no water or sewer services for this area. The City of Irrigon is in a position to supply water to the area. Further previous studies of this area showed that the City can, with the cooperation of the Subdivider, loop their existing water system, obtain a new well and increase the water pressures to the southern portion of the city. The property is presently in a critical ground water area for basalt aquifers established by the Oregon State Department of Water Resources. In accordance to the Joint Management Agreement with the City of Irrigon and Morrow County, the planning staff presented the preliminary plat before the Irrigon city council on October 13, 1981. The Council unanimously recommended a conditional annexation to the City. The staff recommended that the request of the city be acknowledged and that the applicant file this plat with the city. John Bristow moved to waive jurisdiction to the City of Irrigon as long as all conditions meet the City's plans. Also, a proper County application will have to be made if the area is not annexed. Cornett Green seconded the motion and the motion passed unanimously.

LAND PARTITIONING-STEVE MINOW-- Let the records show that Jack Strege abstained from voting because of conflict in interest. The applicant was found to be in order and in compliance with the Comprehensive Plan and the Morrow County Zoning and Subdivision Ordinance. Staff requested additional 30 foot easements be provided for future road needs. Paul Taylor moved to approve the partition with the recommendation to the staff for 30 foot easements for future road right of way as shown on the map presented by staff. John Bristow seconded the move and the motion carried unanimously.

IN THE NEAR FUTURE-- Deane brought to the attention of the members the Association of Oregon Counties meeting in Pendleton November 18, 19 and 20, and a meeting November 17 in Pendleton with the Eastern Oregon Planners and Directors and L.C.D.C. Deane urged all to attend as these meetings were put together by Eastern Oregon Planners and it will probably be several years before they meet in Pendleton again. Further information will be sent to members

regarding these meetings. Also coming up in January will be the L.C.D.C. review of the County's Comprehensive Plan. Some zoning problems still need attention, as well as general housecleaning of the Plan. Future dates will be set for review of these problems. Chairman Trumbull presented some alternatives for review to the Commission regarding the problems that will arise from the Longview Fiber chipping facility, as it relates to traffic circulation in the areas adjacent to the new underpass. Trumbull urged the Commission to get rolling on all of these matters.

ADJOURNMENT-- Chairman Trumbull adjourned the meeting at 10:10 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
NOVEMBER 30, 1981
NORTH MORROW COUNTY ANNEX BUILDING

The meeting was called to order by Secretary Cornett Green at 7:40 p.m.

PRESENT - Chairman Trumbull, members Jack Strege, Cornett Green, Marion Abrams, Anne Jay, George Kenney, Paul Taylor, and Cecil Jones; Staff Deane Seeger and Lori Bergstrom; Boardman Area Study Group Members Lee Palmer, Bill Sharkey, Ralph Skoubo, and Bob Sicard; Citizen Kurt Gantenbien.

MINUTES OF PREVIOUS MEETING - The minutes of the previous meeting were approved on the motion by George Kenney and Second by Cecil Jones as read by Deane Seeger.

NO MATTERS BEFORE THE COMMISSION - There were no public hearings or requests brought before the Commission.

CORRESPONDENCE - Public Notices from the Corps of Engineers were read by Deane regarding Weyerhaeuser and Longview Fiber and the chip facility. Deane also read comments from letters regarding the Morrow County Comprehensive Plan from the Office of State Forester, Oregon Business Planning Council, and the Public Utility Commissioner of Oregon.

ADJOURNMENT - The meeting was adjourned at 8:00 p.m. by Secretary Green. Following adjournment, the Commission met with members of the Boardman Area Study Group to discuss rezoning in the Boardman area.