

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
JANUARY 18, 1982
IRRIGON COUNTY ANNEX BUILDING

The meeting was called to order by Chairman Trumbull at 7:30 p.m.

PRESENT -- Chairman Trumbull, members Cornett Green, Jack Strege, John Bristow, George Kenney, Marion Abrams; Staff Deane Seeger and Lori Bergstrom.

ABSENT -- Paul Taylor, Cecil Jones, Anne Jay.

MINUTES OF THE PREVIOUS MEETING -- The minutes of the November 30, 1981 meeting were approved as read on the motion by Jack Strege and the second by Cornett Green.

COMPREHENSIVE PLAN REVIEW -- The Comprehensive Plan is up for acknowledgement February 4 & 5 in Salem. All Commission members were urged to attend and address questions, voice objections and answer questions. As much interest as possible should be shown towards the Plan. Those planning to attend should contact the Planning Department as soon as possible. Members will be reimbursed for all expenses. Deane read several letters commenting on the Plan from such organizations as 1,000 Friends of Oregon, Office of the State Forester, Oregon Business Planning Council, Public Utility Commissioner and the Department of Fish and Wildlife. Deane also explained that these comments are just suggestions and not mandatory. The review board will take into consideration honest attempts at compliance, but if there are two or three situations they feel must be corrected, they will specifically state what corrections should be changed. If these changes meet their conditions, compliance will be acknowledged without having to go back before the Commission. Deane also stated that several Administrative Rules have been adopted since the time our plan was submitted, but we will be excused for that at the time of the hearing. Each Commission member was given a folder containing all of the letters concerning the Plan that the Department has received for review.

LEGAL COUNCIL AND ENFORCEMENT -- Marion Abrams suggested that there be legal council present at each Commission meeting, either by the District Attorney or the Assistant District Attorney. She requested that the District Attorney be notified of each meeting date. Marion also suggested that there be stronger enforcement of ordinances by the sheriff concerning criminal procedures. Mrs. Abrams urged everyone to keep reaching for these goals.

CONDITIONAL USE PERMIT, PORT OF MORROW -- The Port of Morrow requested a conditional use permit to construct a railroad overpass to serve industrial development north of Marine Drive. The overpass will be located in Township 4N, Range 25, Sections 3 and 10, extensions of Ullman Blvd., Port of Morrow, approximately 2,400 feet east of the city limits of Boardman. The overpass will provide vehicle access to the proposed Longview Fibre Chip and Log Complex and future dock facilities transporting products to commercial markets. Deane reported that all requirements had been met according to the Comprehensive Plan and the applicable L.C.D.C. Goals and Guidelines. Cornett Green moved to grant the application as long as it meets the Goals and Guidelines of the Comprehensive

Plan and all conditions shown on the staff report. Jack Strege seconded the motion and it passed unanimously. The project will facilitate a much needed access to prime industrial ground, while at the same time directing industrial traffic away from an existing overpass with limited visibility and carrying capacity now serving the industrial area as well as the Boardman Park and Marina.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
MONDAY, JANUARY 25, 1982
MORROW COUNTY ANNEX BUILDING, IRRIGON, OREGON

The meeting was called to order by Chairman Trumbull at 7:30 p.m.

PRESENT- Chairman Trumbull, Commission members John Bristow, Cornett Green, Cecil Jones, George Kenney, Marion Abrams, Staff Deane Seeger, Lori Bergstrom, Others - Wayne Schwandt, Port of Morrow; Gerald Calbaum, Longview Fibre; Anne Spicer, D.A.

ABSENT - Commission members Anne Jay, Paul Taylor, Jack Strege.

MINUTES OF THE PREVIOUS MEETING - Marion Abrams corrected the minutes of the January 18, 1982 meeting by saying she advocated looking into the civil procedures that Lane County is using, as they are more effective and provoke less antagonism. She did not advocate criminal action to enforce ordinances as stated in the minutes.

COMPREHENSIVE PLAN - Deane reviewed a letter received by Judge McElligott from the Department of Land Conservation and Development in which the Department recommended that the Commission's request for acknowledgement be continued for 150 days to complete necessary revisions to the plan and implementing measures for Goals 2-6 and 12. The acknowledgement request will be considered February 4, 1982, but it was not felt that it was necessary for a large delegation to go to Salem at this time. Deane suggested that himself and the Judge with one or two members from the Commission be in Salem to accept the continuation. Deane felt confident that we could comply with all changes in 150 days. Lead reviewer Ron Eber will be in the area on request to assist us with our plan. Deane felt that with this new era of cooperation we could get our changes accomplished with a great deal of assurance the plan will be passed. It was brought to the attention of the Commission that a public hearing must be held for each change made in the ordinances. The Commission decided to make all of the changes at once and hold one public hearing.

1,000 FRIENDS OF OREGON - District Attorney Anne Spicer reported that a representative from 1,000 Friends of Oregon would be visiting Heppner Tuesday, January 26, 1982 to try and increase membership and to answer questions. Anne welcomed everyone to visit with him.

DEPARTMENTAL ACTIVITIES - Deane gave a brief run down of what has been occurring in the office over the past few months. It was decided to set a date for the Boardman Area Study Group and to try to get this out of the way before the Comprehensive Plan is acknowledged (during the 150 day extension). Also, there is a need for an area study group to review the boundary lines and property involved with the dam in Heppner.

LONGVIEW FIBRE CHIP FACILITY - There being no conflict of interest among the Commission members concerning this matter, Wayne Schwandt from the Port of Morrow and Gerald Calbaum from Longview Fibre Company were introduced to the Commission. Deane reviewed the Public Notice of application for permit and stated that new public hearing notices had been sent out with additional information to assist in gathering information and getting some answers to questions. The area affected was shown to the Commission members on maps. Included in the facility will be

a chip storage, shop building, an office, ramp and truck scales. The facility will be located on a 40 acre site belonging to the Port of Morrow. Deane read the staff report next. Comments were asked for from all agencies involved with the project with the Division of State Lands being the only agency to comment. If there is no reply, the Department assumes this to mean there is no opposition. Deane asked to let the minutes show that the facility is located in a general manufacturing zone rather than an industrial zone, and that this is an application for a permitted conditional use (permitted use within the industrial zone if it is conditioned).

Wayne Schwandt reported that the Port is aiming at the fall of 1982 to have the reloading facility ready, and he felt that they can also be ready with the overpass at that time. However, there is still the problem with incoming traffic into the Port in the interim. Wayne felt that when construction is ready to start on the overpass, it could be completed in one year.

One of the impacts created by the chip facility will be road maintenance. Eighty percent of the truck traffic will come from the South end of the county. Truck movements were estimated for over and above the statistics of present movements by Longview Fibre. The movements were estimated to be as low as 160 per month for the months of March, April and May, and as high as 1160 during the months of August and September on the Bombing Range Road. User fees were discussed as a fair way to assess impacts that are the outcome of industries coming into the county. Morrow County would have to set up a roads district for user fees which would be a separate taxing district. However, at this point the County Court did not seem interested in user fees as a means of revenue. The main concern was whether or not the county (taxpayers) could afford to repair the county roads. Anne Spicer pointed out that the most important problem arising from bad roads would be the possibility of lawsuits that could arise because of bad road conditions. However, it was decided that roads will always be a problem and if we don't address them now they will keep coming back on us.

Gerald Calbaum, Longview Fibre Company, gave the Commission an idea of what the facility entails. He stated the facility will probably operate on a one 8-hour shift day depending on conditions. He stated that there would be two to three barges leaving each week. The facility will employ 15 people for one shift, and 5 more for two shifts. Mr. Calbaum also reported that truck traffic will come in more than one shift, with chips probably on a 16 hour basis. Employment will be on a local basis as skilled workers will not have to be brought in. Mr. Calbaum also reported that the logs used are "junk" that is not usable for anything else, such as the beetle kill lodge pole.

The Commission decided to have the Director of Public Works attend the next Commission meeting Monday, February 22 in Heppner before the Commission makes a decision about the permit. The Planning Commission will be able to see the road report and make conditions before the report is voted on. If the Port is successful, the roads will get worse. Total County support is needed in the Port area to address the problem and come up with some solutions. A decision within 30 or 40 days was okayed by Mr. Calbaum.

Mr. Calbaum stated he would be available to assist with any questions in the meantime. Cornett Green moved to continue motion for additional information regarding the impact of roads. Cecil Jones seconded the motion and the motion passed unanimously.

ADJOURNMENT - The meeting was adjourned at 9:05 by Chairman Trumbull.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
FEBRUARY 22, 1982
MORROW COUNTY COURTHOUSE
HEPPNER, OREGON

The meeting was called to order by Chairman Gene Trumbull at 7:30 p.m.

PRESENT -- Chairman Gene Trumbull, members John Bristow, George Kenney, Jack Strege, Cecil Jones, Paul Taylor, Cornett Green, Anne Jay, Marion Abrams; staff Deane Seeger, Lori Bergstrom; Wayne Schwandt, Port of Morrow; Gerald Calbaum, Longview Fibre; Tom McElligott, Thomas Picker, Bill Holstein.

MINUTES -- The minutes from the January 25, 1982 meeting passed unanimously on a motion by Jack Strege and the second by Cornett Green.

LONGVIEW FIBRE CHIP FACILITY -- Deane presented a map to the Commission showing the roads which will be used by the truck log traffic, most of which are state owned. The county roads, it was determined, could handle the amount of continuous traffic on them. Deane pointed out that even if the facility were located in another county, we would still receive the traffic without the benefits of property taxes. The only problem area is near Wilson Road where proposed changes are to be studied and looked in to. The main concern is to let the public know what is going on and what we are doing.

Wayne Schwandt from the Port of Morrow presented an alternative to the problem concerning the overpass and Highway 730 which surfaced in the Boardman area.

Deane re-read the staff report and will make the necessary changes in the follow up staff report. John Bristow moved to approve the Conditional Use Permit as long as it meets the conditions in the staff report and the changes in the follow-up staff report. Jack Strege seconded the motion and the motion passed unanimously.

LAND PARTITIONING -- District Attorney Anne Spicer stated that the land partitionings did not meet the requirements of the statutes, therefore the Barns and Westerling land partitionings could not be heard. The Picker partitioning was waived and reviewed by the Commission. The partitioning met all DEQ requirements, had sufficient ingress and egress and is not subject to flooding. The property proposed for development is located in Tax Lot 404, Section 22, Township 5N, Range 26. The parcel is intended for Residential-Agricultural uses. There will be a 25' easement across the north property line for ingress and egress. Water will be supplied by individual wells, and public services are available. Paul Taylor moved to approve the land partitioning as long as it met all criteria necessary. George Kenney seconded the motion. The motion passed unanimously.

NEW BUSINESS -- A memo with all the upcoming plans was passed out to the Commission members. Deane reported that he would like Ron Eber and Jim Kennedy present at our first comprehensive plan meeting in March. It was decided to see which dates are available and then set up a date to meet. A poll will be taken to see which Commission members will attend the meetings. Three to four people can be selected from the citizen involvement groups. The Commission will have to hold two public hearings and the County Court will have to have one public hearing.

SIMTAG MOBILE HOME CONDITIONAL USE PERMIT REVIEW -- Discussion was held concerning the SimTag (Taggares Farms) Mobile Home Park. At the March 22, 1982 meeting a variance permit for a "convenience" store will be considered. Conditions were reviewed from the August 25, 1982 meeting in which the Planning Commission heard and approved the plan to house workers from the Simplot Feedlot and Farm. The County approved the conditional use permit and the State of Oregon approved plans to all of their specifications. However, all rules, regulations and plans have never been finalized by the state. The Department of Commerce has not checked siting for some of the mobile homes. George Roe, Department of Commerce, Salem, is currently checking into who is responsible for inspecting the Mobile Home Park. The plan was approved for 44 units and currently there are 48 units located in the park. Discussion followed about the possibility of establishing a convenience store to supply staple goods for the 30 families in the park.

PUBLIC NOTICES -- George Kenney moved to recommend that the public notices appear in the East Oregonian. John Bristow seconded the motion. The motion passed, with Cornett Green voting no.

ADJOURNMENT -- Chairman Trumbull adjourned the meeting at 9:30 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
MARCH 22, 1982
MORROW COUNTY COURTHOUSE ANNEX BUILDING
IRRIGON, OREGON

The meeting was called to order by Vice Chairman Jack Strege at 7:35 p.m.

PRESENT-Vice Chairman Jack Strege, members John Bristow, George Kenney, Cecil Jones, Paul Taylor, Cornett Green, Anne Jay, Marion Abrams; staff Deane Seeger, Lori Bergstrom; District Attorney Anne Spicer.

ABSENT- Chairman Gene Trumbull

MINUTES-Marion Abrams requested that changes be made in the dates of the last meeting to read 1980 instead of 1982 as shown in the minutes. Anne Jay moved to accept the minutes as ammended and George Kenney seconded the motion. The motion passed unanimously.

TAGGARES FARMS-Deane gave a report on the Taggares Farm's request for a variance to allow a convenience store for the Mobile Home Park residents. He reported that Taggares farms had turned the matter over to attorney Ed Glenn and that Mr. Glenn told him that he would re-file for a conditional use permit rather than a variance and that he would file for a hearing for the 26th of April. Anne Spicer cautioned that the application would have to be in 21 days prior to the hearing. It was decided to notify the state that we are reviewing the mobile home park permit at the next meeting and invite them to attend. A field trip is planned for next month to observe the mobile home park. Also, the conditional use permit for the feedlot will be reviewed at the next meeting.

WEYERHAEUSER CHIP FACILITY-Weyerhaeuser asked for a postponement on their public hearing, which will be reviewed at the next meeting. There are some problems concerning Indian fishing rights which will hopefully be cleared up by April 1. This location will also be observed on the field trip next month.

OTHER BUSINESS-Vice Chairman Jack Strege asked that the Planning Department submit a report of monthly activities at each meeting. The Commission would also like to have a report of the Port of Morrow's monthly activities.

ADJOURNMENT-The meeting was adjourned at 8:00 p.m. by Vice Chairman Strege. Discussion of the Comprehensive Plan followed the meeting.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
APRIL 26, 1982
MORROW COUNTY COURTHOUSE
HEPPNER, OREGON

The meeting was called to order by Chairman Gene Trumbull at 7:30 p.m.

PRESENT - Chairman Trumbull, members Jack Strege, Cornett Green, Paul Taylor, John Bristow, George Kenney, Cecil Jones, Anne Jay, Marion Abrams; Staff Deane Seeger, Lori Bergstrom; others - Judge Don McElligott; William Dunlop, Jim Mason, Weyerhaeuser; Attorney Ed Glenn, Rick McNerney, Bill Holstein, George and Sharlene Canfield, Taggares Farms; John and June Shafer, Max Hellberg, Raymond and Mary Michael.

MINUTES - Cornett Green moved to accept the minutes as mailed from the March 22, 1982 meeting. Anne Jay seconded the motion and motion passed unanimously.

TENTATIVE LAND PARTITIONING - MAX HELLBERG - The tentative partitioning is located in Tax Lot 600, Township 5N, Range 26E of Section 25. The parcel is now vacant and is intended for Residential-Agricultural use. The parcel is located East and South of the corner of Nevada and Second in Irrigon. The land is not subject to flooding (see 0200B Flood Control Maps). Water will be supplied by individual wells and sewage disposal will be disposed by Septic tank. There is a 60' platted county road to the parcel and there is a reserved 30 foot easement up Nevada. George Kenney made a motion to accept the partitioning as long as it meets Article 5 Sections 5.010 through 5.070 of the Morrow County Subdivision ordinance. The motion passed unanimously.

TENTATIVE LAND PARTITIONING - JOHN SHAFER - The tentative partitioning is located in Tax Lot 203, Township 5N, Range 26 of Section 36. The parcel is now vacant and in a farm residential zone and is intended for residential agricultural use. The location is two and one half miles out of Irrigon on County Road #761 and the Depot Road. The land is not subject to flooding (see 0200B Flood Control Map). Water will be supplied by individual wells and sewage disposal will be disposed by Septic tank. The streets to the parcel will not be dedicated but they will be surfaced by gravel to county specifications. The applicant will pay for the surfacing. John Bristow moved to accept the application as long as it meets all requirements of Article 5 Sections 5.010 through 5.070 of the Morrow County Subdivision ordinance. Jack Strege seconded the motion. Motion carried with one nay vote by Cornett Green.

WEYERHAEUSER CONDITIONAL USE PERMIT - Chairman Trumbull read the Articles pertaining to conditional use permits to the Commission. Weyerhaeuser Company applied for a conditional use permit for a wood chip, storage and barge facilities on Boeing leased land located in Township 4N, Range 24, Section 18, Tax Lot 100 approximately seven miles west of the city of Boardman on the Columbia River. Public notices had been sent to all state agencies, neighboring landowners and the Heppner Gazette and East Oregonian. Deane read the staff report stating that the facility will be located in a general industrial zone (M-G) according to the Morrow County Zoning Ordinance Article 3, Use Zones, Section 3.070 page 35, subparagraph (2) (k). Lumber and other wood products manufacturing lists this use as being "conditional". Deane reported on the

history of the property, the limitation of conditional uses, the description of the surrounding area, environmental impact, economic impact, the findings of fact, the soils, water supply and sewage disposal. In addition to the truck dump, chip conveying system and barge dock, the site will contain a small office and maintenance building, a portable truck scale, lighting and a fire protection water system. Potable water will be provided from a well or the Columbia River. Sanitary sewage will be handled by a septic tank. Electric power will be used on the site to operate equipment and furnish lighting. Jim Mason, marketing manager for Weyerhaeuser stated that "this is a part of a larger permit process. As we are going through this I want you to be aware we're not here with some hammer and nails ready to go out and build something immediately. We are working through a very long term permit process as well as planning process in the corporation to get down the road with the developing site." District Attorney Anne Spicer stated that in Section 6.070 it states that authorization of conditional use shall be void after one year unless construction has occurred. At the end of one year an extension may be requested for one additional year. If construction has not started at the end of two years, the permit is null and void and the applicant will have to start all over. Mr. Mason stated he wished to continue knowing the limitations. There were no objections from Boeing or the Veterans Affairs. Paul Taylor moved to approve the Conditional Use Permit on the conditions it meets the recommendations of the staff report (Applicant will comply where applicable to Article 6, Conditional Uses, Morrow County Zoning Ordinance, and applicant will meet all requirements and standards of the following state and federal agencies: 1. State D.E.Q. 2. Department of Commerce 3. U.S. Corps of Engineers 4. Oregon State Department of Transportation 5. Burlington Northern Railroad 6. State Veterans Affairs 7. Division of State Lands 8. U.S. Fish and Wildlife). Marion Abrams seconded the motion and motion passed unanimously.

TAGGARES FARMS CONDITIONAL USE PERMIT - Chairman Trumbull reminded the Commission that the burden of proof is on the proponents and they have the right to appeal any decision made by the Commission to the County Court. Deane reported that the public hearing notices appeared in the Heppner Gazette, the East Oregonian and were sent to pertaining agencies. The location for the proposed convenience store is in Township 3N, Range 23, Section 4 and Township 4N Range 23, Section 33, two and one half miles south of I-84 at the Three Mile Canyon interchange and 13 miles West and South of the City of Boardman and one and one half miles from the Mobile Home Park. Deane read the staff report to locate a convenience station for 60 employees to sell lunch-time meals (pre-prepared) soft drinks, milk, etc. The farm comprises some 350,000 acres, is corporate rather than "family" and contains an air field, potato storage, heavy equipment shop, storage facilities and related commercial type functions to support its operations. Deane noted that there are no specific definitions addressing "convenience facilities" i.e., the sale of commodities as stated by the applicant in the zoning ordinance or state ORS's. Deane reported on the findings of facts, field inspection, basic impact considerations, agencies contacted, soils and conditions required. Deane also read a letter from SimTag farms (signed by Greg Prior) stating their intentions, and he read letters to Boeing from Taggares Farms asking for approval for a convenience station and a letter to Greg Prior from Boeing granting permission to apply for a convenience store. It was noted that the Planning Commission could limit the use of the store by conditioning it.

Attorney Ed Glenn, P.O. Box 428, Boardman, Oregon represented the case for Taggares Farms. In his opening remarks, Mr. Glenn compared the convenience station to a modern day chuck wagon which would assure the farm operator a reliable, experienced and economical labor force. Mr. Glenn also stated that the goal of the county as announced in the comprehensive plan is to maintain agricultural productive land in large tracts. Mr. Glenn stated that "this takes alot of hired hands low on the pay scale, and as a matter of convenience to them, the applicant proposes to provide lunch time, middle of the day food stuffs for those that are ill prepared with well packed lunch pails and to provide milk, eggs, and bread for those who find it expensive and inconvenient to travel 15 miles one way to Boardman. The idea is not to replace supermarkets as we know them today because heavy shopping trips will still be required, but to provide this kind of service to maintain and retain a reliable and experienced economic force so that the large farm operation can be continued at a profitable operation. In these economic times, farming for a profit is a hard thing to do and every little thing that an operator can do to help that along, he is going to try. In the long run, the farm continues to exist as long as it is profitable. This (convenience station) is one of the means by which the applicant can see that profits can continue to be made so that the facility will remain."

Mr. Glenn introduced Mr. Bill Holstein of Taggares Farms. Mr. Holstein is the manager of the farms and has been employed with the farms for seven years. In a question-answer session, Mr. Holstein informed the Commission that the employees of the farm are on a low industrial pay scale, and that the number of employed can range from a normal 60 employees to as high as 170 employees during busy times, but there is a set amount of employees (60) so the station would not create any more employees. Mr. Holstein said "that less than 20% of the employees have their own transportation and most of them pool. The idea is to have the employees take their lunch with them early in the morning because they may be five or six miles out." Mr. Holstein reported that other farms of this nature already have stations of this nature. In conclusion, Mr. Holstein said "that they are not trying to develop anything, but that the workers welfare equals the farms welfare and they are trying to give a little more convenience to people that don't have any."

Mr. George Canfield, Boardman, Oregon was introduced by Mr. Glenn. Mr. Canfield is the owner of the Century store in Boardman. In a question-answer session, Mr. Canfield informed the Commission that he would operate as an independent business at Taggares farms (through a verbal agreement) in a 10 X 55 mobile home. Basic food items would be offered including bread, milk, fresh produce, soft drinks, "junk food", canned items, a few refrigerator foods and microwave sandwiches. No alcohol would be sold. Mr. Canfield expected to make \$300.00 to \$500.00 per day. He stated he already handles 90% of all customers on the farm (based on the amount of checks) but he feels there is more business to be had by moving out to the farm. The store would be open seven days a week from 6:00 a.m. to 10:00 p.m. and it would be re-stocked daily via his own transportation of stock from his Sentry store. Mr. Canfield would hire his own employees and the prices at the convenience station would be the same as in his Sentry store. Mr. Glenn concluded by saying that there is no prohibition (according to the ordinances) against a particular use if it is not profitable, nor is there a prohibition against a proposed use in the event that one provided to someone else on a different piece of property at a different time might have been inappropriately provided.

District Attorney Anne Spicer read a letter she received from 1,000 Friends of Oregon. The question "is a convenience store intended to serve the agricultural workers on a large corporate farm a "commercial activity" that is "in conjunction with farm use" and thus is conditionally permitted in an EFU zone under ORS 215.213 (2) (a)" had been asked of 1,000 Friends of Oregon. Their answer was no.

The question was then raised about commercial activities being in conjunction with farm use. Anne Spicer said that 1,000 Friends of Oregon's reply was that "clearly the statute is not intended to allow the establishment of grocery stores and gas stations on agricultural lands solely because they are situated in a primarily agricultural area and serve primarily agricultural needs. However, it can and should be read to express a legislative judgement that commercial activities limited to providing products and services essential to the practice of agriculture directly to the surrounding agricultural businesses are sufficiently important to justify the resulting loss of agricultural land. An enterprise of such a case was proposed but the difference is the case they are dealing with is a farm equipment dealership."

Mr. Glenn replied "that this was like Dicta which is a statement made in an opinion not essential for arriving at a decision in the particular case. In this particular case, there was the question of the location of a farm machinery dealership which is a community enterprise provided in conjunction with farm use. To go along and say grocery stores are not is dicta. The difference in this case is that it is not a grocery store open to the general public. It is a buying and selling of food items to employees just like is done, in fact, on a lot of other farms. What is the difference in having Mr. Canfield supply and stock a mobile home located on the farm fundamentally than a wheat farmer's wife driving to town to buy a pair of gloves for an employee who showed up that morning without any and needed them before the day was over and ultimately deducted them from his pay check? Convenience supplied that employee for the farm's convenience and to ensure that the farm continues in farm use with reliable, experienced employees that are there and provided for." Mr. Glenn then concluded his remarks by saying that "the process of urbanization is a step by step process. Where does this lead from here? It is up to the Commission to say 'this is too far; this is the last step; this is one step too far.' Not that the next step will be too far, but that this is it, we have already gone as far as we intend to go - and one additional step is too far. Is one additional step too far or not?"

Mr. Glenn then distributed copies of Findings of Fact, Conclusions of Law and Order for the Commission to review.

Cornett Green moved to reject the permit on the grounds that it was discovered in the original use permit (granted to Simplot for a mobile home park) that a grocery store (commercial use) was unrelated to a farm operation. Jack Strege seconded the motion. The motion was opened for discussion and Deane Seeger related that the mobile home park hearing had no bearing, as the request was to locate the convenience station in the Taggares Farms corporation yard near the administrative offices.

Cornett Green then moved to reject the permit on the grounds that a grocery store is unrelated to the farm operation. Jack Strege seconded the motion. The motion carried with Jack Strege voting yes, Cornett Green-yes, Anne Jay-yes, Cecil Jones-yes, Marion Abrams-yes, George Kenney-yes, John Bristow-no, and Paul Taylor-no.

Chairman Trumbull adjourned the meeting at 10:45 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
MAY 26, 1982
MORROW COUNTY ANNEX BUILDING
IRRIGON, OREGON

The meeting was called to order by Vice Chairman Jack Strege at 7:48 p.m.

PRESENT -Vice Chairman Strege, members Anne Jay, Marion Abrams, George Kenney, John Bristow; staff Deane Seeger; others - Paul Wolfe, Universal Realty, Glen Ward, Oregon Fish and Wildlife, Don and Martha Baker, Boardman.

ABSENT -Chairman Gene Trumbull, members Cornett Green, Cecil Jones, Paul Taylor.

MINUTES -Corrections for the minutes of April 26, 1982 were as follows: Page 2, change 3,500 acres to 35,000 acres; and Mr. Bill Holstein is the office manager, not general manager. George Kenney moved for approval, John Bristow seconded the motion and there was an unanimous vote of approval.

PROPOSED FISH HATCHERY -The first item for consideration was a presentation by Glen Ward, representing Oregon Fish and Wildlife and the proposed Fish Hatchery at the north end of Eighth Street in the Irrigon area. Mr. Ward stated that the Hatchery, when finished, would produce 275,000 to 2 million steelhead per year, which would be released in the Grand Rhonde River. The facility would take 20 acres of land, with 6 homes for the permanent work force, and a tourist facility (picknick area and restrooms). The actual construction date depends on the release of federal funds. A general discussion followed on the point of ingress and egress to the facility. Mr. Kenney reported on the danger of high speed truck traffic on Patterson Ferry Road. Mr. Seeger stated that the Federal Government would have to obtain permission from the County to enter onto any county road regardless of where they (the Fed's) wanted to go and that the access to the site and anticipated traffic loads would be taken under consideration at the time of a public hearing on a conditional use permit. Further discussion ensued. Mr. Kenney indicated that direct access to Highway 730 was via Patterson Ferry or the extension of Eighth Street. At this time, Eighth Street was considered as the best route, and the street would have to be rebuilt for its entire length. Mr. Ward indicated that the cost of such an endeavor could or might be borne by the Federal Government. A question was raised as to the feeling that people living on the unimproved segments of Eighth Street might object to additional traffic, or even a new road.

LAND PARTITIONING -Mr. Wolfe, Universal Realty, presented his application on behalf of Mrs. Harrison for the partitioning of Tax Lot 400, Township 5N, Range 26, Section 22, creating a 4.2 acre lot out of a 9.69 acre lot. Mr. Wolfe's application was found to be in order. Anne Jay moved for approval, conditioning the approval by requesting a 60' R.O.W. easement along the Northwesterly 407.14' and Northerly 149.95' rather than the 20' easement shown on the survey. Mr. Wolfe agreed to this change and follow-up will be made with a letter of acceptance. Motion was seconded by John Bristow and unanimously approved by the Commission.

OTHER BUSINESS -Vice Chairman Strege then asked Mr. and Mrs. Baker if they wished to make any comments. Mr. Baker stated that he had heard conflicting reports on who had authority over his property within the Boardman Urban Growth Boundary and that he preferred that the County stay in charge. He was assured that until the area was annexed to the city, all decisions on questions of land use were vested with the County. He stated that historically, the use of his property for a garage has been assured by both the City and County several years ago. He thanked the Commission for hearing him and stayed for the balance of the meeting, at which time he indicated that he learned a good deal of the efforts and concerns of the Commission's planning efforts and appreciated their work.

COMPREHENSIVE PLAN -Mr. Strege then closed the meeting and the Commission went into a study session on the Comprehensive Plan. A copy of the goal policy changes approved by the Commission for the staff inclusion at a public hearing are attached and made a part hereto.

ADJOURNMENT -The meeting was adjourned at 10:38 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
MONDAY, JUNE 28, 1982 - 7:30 P.M.
MORROW COUNTY COURTHOUSE
HEPPNER, OREGON

The meeting was called to order by Vice Chairman Strege at 7:45 p.m.

MEMBERS PRESENT - Vice Chairman Strege, Cornett Green, Cecil Jones, Paul Taylor, John Bristow, Marion Abrams; Staff Deane Seeger, Lori Bergstrom; Others - Dick Wilkinson, Guy and Kay Patterson.

MEMBERS ABSENT - Chairman Gene Trumbull, Anne Jay, George Kenney

MINUTES OF MAY 24, 1982 - Jack Strege requested a change be made in the corrections of the previous meeting to state 350,000 instead of 3,500 acres. Cornett Green moved to accept the minutes as corrected. John Bristow seconded the motion and motion passed unanimously.

NOISE ORDINANCE - In order to meet compliance, Deane stated that the county needs a noise ordinance (Goal 5). Deane read the proposed noise ordinance to the commission. The question was raised regarding who would enforce the ordinance. John Bristow moved to recommend the ordinance to the county court, but suggested to delete "or any constitutional provision or any law" under (1) Definitions. Cornett Green seconded the motion. There was no discussion, motion passed unanimously.

CORPS OF ENGINEERS - Deane reported that the people who live along Eighth Street are divided half and half - half of the people want Eighth Street rebuilt by the Corps and the other half do not want any more traffic on the street. Deane also stated that there would be a definite impact on Eighth Street because the Corps is going to make a day park out of the old Kenney Homestead.

The Corps will be pumping a quarter of a million gallons of water out of the water table. If the Corps goes below the basalt, they could get into part of the critical ground water area. There was some discussion about the state maintaining that water is a natural resource and the fish hatchery is part of the Goal 5 situation, so shouldn't the state have to honor the wishes and desires of the County Planning Commission - that you can apply conditions. Deane reminded everyone that this issue is not dead and the Commission should admit that they don't understand everything - is this going to damage the environment? or the natural resource of underground water? It is the state's responsibility to investigate water useage, The Commission decided to contact the State Water Resources Department to look into this matter. There is a continued concern of problem and the Commission should keep on top of this.

COMPREHENSIVE PLAN - Deane read a memo addressed to Jim Ross, LCDC and showed the Commission attached exhibits the Planning Department had prepared in order to meet compliance. Changes the Commission made in the memo were to delete section b under Goal 2 B, and to omit P.G.E. under Goal 5, F section 2. The Commission will have to hold a public hearing in 20 days and then recommend the plan to the county court, who will also have to have a public hearing.

Mr. Dick Wilkinson, Heppner, presented a master plan he created involving the partitioning of 20 acres near the Heppner city well. At the present time there are no 20 acre parcels included in the zoning ordinance. As long as the master plan meets all requirements, Mr. Wilkinson would appreciate the Commission taking a positive approach towards considering his proposal. However, the question was raised as to how many other people would want to partition 20 acres as a result of Mr. Wilkinson being able to.

MEETING - There will be a meeting in LaGrande on Monday, July 19, 1982 from 7:00 - 10:00 p.m. at Eastern Oregon State College involving land use planning as it effects the economy of the state. Everyone is invited to attend.

ADJOURNMENT - Vice Chairman Strege adjourned the meeting at 9:30 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
MONDAY, SEPTEMBER 27, 1982
COURTHOUSE ANNEX BUILDING
7:30 P.M.

Secretary Cornett Green called the meeting to order at 7:30 p.m.

MEMBERS PRESENT Chairman Trumbull, Cornett Green, Cecil Jones, Anne Jay, Marion Abrams, John Bristow, George Kenney, Staff Deane Seeger, Lori Bergstrom, Others - Anne Spicer, D.A.; Max Hellberg, Mrs. Ray Michaels, Ron Black, and Boardman Planning Commission members Evelyn Black, Ray Michaels, Dudley Young.

MEMBERS ABSENT Jack Strege, Paul Taylor

APPROVAL OF MINUTES FROM JUNE 28, 1982 MEETING - Deane read the minutes from the June 28, 1982 meeting. John Bristow moved to approve the minutes as read. Cecil Jones seconded the motion and motion passed unanimously. There were no minutes from the July meeting due to lack of quorum.

MINOR LAND PARTITIONING - MAX HELLBERG - The application for a minor partitioning out of Township 5N, Range 26E, Section 23, TL 2902 met all requirements. There was one restriction on the partitioning which was that no mobile or factory built homes be allowed on the property. Cornett Green moved to approve the partitioning subject to the revised plat map. Anne Jay seconded the motion. There was no discussion. Motion passed unanimously.

MINOR LAND PARTITIONING - WILLARD MILLER - The application for a minor partitioning out of Township 5N, Range 26E, Section 23, TL 1700 met all requirements with one restriction requested by Mr. Miller which was that no factory or mobile homes be allowed on the property. John Bristow moved to approve the partitioning. George Kenney seconded the motion. There was no discussion. Motion passed unanimously.

ENLARGEMENT OF URBAN GROWTH BOUNDARY - General discussion followed on the possibility of enlarging the urban growth boundary in Boardman. Most of the land bordering the present boundary is owned by the Port of Morrow. Some major reasons discussed for enlarging the present urban growth boundary were 1) annexation to the city is possible only in U.G.B.'s 2) L.C.D.C. would like to see Industrial siting in U.G.B.'s 3) sewer and water lines from the city already run through the area outside of the U.G.B. It was decided to wait until everyone was better informed to make any decisions. John Bristow moved to have Deane work on the project with one member from the City of Boardman and one member from the Port of Morrow, then coordinate their efforts and come before the body with some information at the next meeting. Anne Jay seconded the motion and motion passed unanimously. At least one study hearing will be held before having a public hearing.

MINOR LAND PARTITIONING - DICK WILKINSON - Deane read a report he prepared on the subject to the Commission. Mr. Wilkinson applied for a land partitioning of 16 acres out of an E.F.U. zone. The requested partition meets all requirements of the comprehensive plan except "no parcel less than 160 acres shall be considered a farm unit unless it is demonstrated or proven to the Commission that a smaller land unit is a viable farm unit and the Commission adopts a findings to that effect". Anne Spicer will give a definition of a viable

farm unit at the October planning meeting, then Mr. Wilkinson will have to prove to the commission that the property is a viable farm unit.

CORRESPONDENCE - Deane gave a brief report on Building Inspection Services.

ADJOURNMENT - Chairman Trumbull adjourned the meeting at 9:30 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
MONDAY, OCTOBER 25, 1982 - 7:30 P.M.
MORROW COUNTY COURTHOUSE
HEPPNER, OREGON

The meeting was called to order by Chairman Trumbull at 7:30 p.m.

MEMBERS PRESENT - Chairman Trumbull, members Jack Strege, Anne Jay, John Bristow, Cornett Green, Paul Taylor, Marion Abrams, Staff Deane Seeger, Lori Bergstrom, Others - Anne Spicer, D.A.; Mr. and Mrs. Lyle Cox, Mrs. Winona Johnson and Mr. Sam Knapp Jr.

MEMBERS ABSENT - George Kenney, Cecil Jones

MINUTES OF SEPTEMBER 27, 1982 MEETING - Cornett Green moved to approve the minutes as mailed. Anne Jay seconded the motion and motion passed unanimously.

CONDITIONAL USE PERMIT - SAM KNAPP JR. - Mr. Knapp applied for a conditional use permit to place an additional mobile home in a Farm Residential one acre zone located in Township 5N, Range 26E, Section 25C, Tax Lot 1300, 1.33 acres. The purpose for the conditional use permit is for hardship reasons. Deane noted that the public hearing notices appeared in the Gazette-Times and the East Oregonian and that all surrounding property owners had been notified by letter on October 11, 1982. Correspondence was read from two neighbors in which there were no objections stated. The applicant will hook-up to the existing septic tank and well. The request meets all requirements under Article 6, Conditional Uses, Section 6.020 and under multiple dwellings on one acre. Anne Jay moved to approve the conditional use permit with the condition that it be reviewed yearly and if sold, the conditional use permit will be automatically revoked, and also, the parcel cannot be partitioned while the conditional use permit is in effect. Jack Strege seconded the motion. Motion passed unanimously. (Deane will review the case in one year and report to the commission in staff report form).

CONDITIONAL USE PERMIT - LYLE COX - Mr. Cox applied for a conditional use permit to place a third mobile home in a Farm Residential one acre zone on 2.13 acres located in Township 1S, Range 25E, Section 35, Tax Lot 100. The purpose for the conditional use permit is for hardship reasons. Deane noted that the public hearing notices appeared in the Gazette-Times and the East Oregonian and that all surrounding property owners had been notified by letter on October 11, 1982. There was no response from any of the neighbors. The additional mobile home will hook-up to the existing septic tank and well. The request meets all requirements under article 3, Subsection 3 and 4, "Limitations on Non-Farm Residential Uses". Jack Strege moved to approved the conditional use permit with the condition that it be reviewed yearly and if sold, the conditional use permit will be automatically revoked, and also, the parcel cannot be partitioned while the conditional use permit is in effect. Anne Jay seconded the motion and motion passed unanimously.

SABRE FARMS LAND PARTITIONING - Chairman Trumbull gave a short report on the partitioning of approximately 10,000 acres of land owned by Sabre Farms north of Homestead Road.

ASSOCIATION OF OREGON COUNTIES MEETING - The annual AOC meeting will be held in Eugene this year November 16 - 19, 1982 at the Valley River Inn. Everyone is welcome to attend.

LAND PARTITIONING - DICK WILKINSON - There was general discussion on the matter with the main issue being the question of the property being capable of making a profit and also the possibility of creating a "badlands" zone. The chairman directed the planning director to do research into the alternative type of zoning done in these types of conditions. Jack Strege moved the request be denied on the grounds that it did not meet the required criteria. Marion Abrams seconded the motion. A roll call vote was called with Marion Abrams voting yes; John Bristow, no; Paul Taylor, no; Anne Jay, yes; Cornett Green, yes; and Jack Strege, yes. The motion carried.

ADJOURNMENT - Chairman Trumbull adjourned the meeting at 9:45 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 29, 1982 - 7:30 P.M.
MORROW COUNTY COURTHOUSE ANNEX BUILDING
IRRIGON, OREGON

The meeting was called to order by Chairman Trumbull at 7:30 p.m.

MEMBERS PRESENT - Chairman Trumbull, members George Kenney, Anne Jay, Cornett Green, Paul Taylor, John Bristow, Marion Abrams; Staff Deane Seeger, Lori Bergstrom; Others - Wayne Schwandt, John Shafer, Rick McNerney.

MEMBERS ABSENT - Cecil Jones, Jack Strege

MINUTES OF OCTOBER 25, 1982 MEETING - Paul Taylor moved to approve the minutes as mailed. Anne Jay seconded the motion and motion passed unanimously.

ROAD DEVELOPMENT AND CIRCULATION POLICY - Wayne Schwandt, Port of Morrow, reported on the I-80 Interchange and stated construction was scheduled to start this spring. Cornett Green moved that the committee that was formed to study the interchange be reactivated by the County Court to study the transportation problems stemming from the location of the new interchange and corresponding effects on the City of Boardman and traffic generated by the Port of Morrow. John Bristow seconded the motion and motion passed unanimously. Members of the Planning Commission will be notified when the meetings will be held so they may attend.

Discussion about the Irrigon area undeveloped roads was next on the agenda. There have been several problems arising, and others that will be caused in the future due to the fact that several roads have been platted but do not exist. John Shafer, Irrigon, expressed his concern to the Commission regarding this matter and stated he would like to stave off problems before they happen. The Commission decided to reactivate the original citizen involvement committee to research this and report back to the Commission.

REPORT ON A.O.C. AND STATE BAR ASSOCIATION MEETINGS - Chairman Trumbull reported on the A.O.C. convention held November 16-19 in Eugene. The convention was attended by Trumbull, Jack Strege, and Lori Bergstrom. Deane Seeger reported on the State Bar association Meeting held in Beaverton which was attended by Seeger, Marion Abrams, Gene Trumbull, Jack Strege and Lori Bergstrom. Deane stated that this was one of the best meetings he had attended and that tapes of the meeting are available to rent. Morrow County will host the program and invite neighboring counties.

ECONOMIC DEVELOPMENT COMMITTEE - An Economic Development Committee will be created to study Commercial and Industrial zoned land. The committee will broaden outright industrial uses and broaden and better identify conditional uses.

COMPREHENSIVE PLAN - Chairman Trumbull stated concern that the comprehensive plan does not address mining or drilling. Trumbull also brought the fact to the Commission's attention that the Port of Morrow must have a Comprehensive Development Plan as stated in our Comprehensive Plan.

DECEMBER MEETING - The meeting for December has been scheduled for December 20, 1982 at the Courthouse in Heppner.

ADJOURNMENT - Chairman Trumbull adjourned the meeting at 9:45 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
MONDAY, DECEMBER 20, 1982 - 7:30 P.M.
MORROW COUNTY COURTHOUSE
HEPPNER, OREGON

The meeting was called to order by Chairman Trumbull at 7:30 p.m.

MEMBERS PRESENT-Chairman Trumbull, members Jack Strege, George Kenney, Cornett Green, Paul Taylor, Marion Abrams; Staff Deane Seeger, Lori Bergstrom

MEMBERS ABSENT -Cecil Jones, John Bristow, Anne Jay

MINUTES OF NOVEMBER 29, 1982 MEETING - Paul Taylor moved to approve the minutes as mailed. Cornett Green seconded the motion and motion passed unanimously.

VARIANCE REQUEST - DARRELL DOONEY - It was determined that Mr. Dooney's property is located within the Irrigon Urban Growth Boundary. The Planning Commission must have input from the city affected before they can take action. Jack Strege moved for continuance on the application until the next Planning Commission hearing when we have the proper input from the City of Irrigon. George Kenney seconded the motion. There was discussion concerning the last two variances and Urban Growth Boundaries. Being no further discussion, the motion passed unanimously.

OTHER BUSINESS -Chairman Trumbull urged that we prioritize activities and make a list of everything going on and have a goal setting session at our next meeting. Chairman Trumbull would also like to see the Planning Commission assume a leadership role to the cities and would also like to receive an activity report from the cities and would like a letter from the Planning Commission sent to the Port of Morrow requesting an activity report.

General discussion about D.E.Q. and Alumax followed. Deane will prepare a statement on the subject before the 29th of December expressing our concerns to the D.E.Q.

CORNETT RESIGNS-Member Cornett Green resigned from the Commission after seven years of service. The Court and Planning Commission presented Cornett with plaques expressing their appreciation for the last seven years served on the Planning Commission.

ADJOURNMENT - Chairman Trumbull adjourned the meeting at 9:00 p.m.