

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, JANUARY 28, 1985
IRRIGON, OREGON

Chairman Trumbull called the meeting to order at 7:30 p.m.

MEMBERS PRESENT: Chairman Trumbull, Mary Ellen Coleman, Marion Abrams, John Bristow, Cecil Jones, Dan Creamer

MEMBERS ABSENT: Paul Taylor, Jack Strege, Keith Lewis

OTHERS PRESENT: Deane Seeger, Lori Bergstrom, Mike Oths, Dave Krumbain, Rose Marie Seeger, David and Wilma Park, Bob Miller

MINUTES OF NOVEMBER 19, 1985 MEETING - The minutes of the November 19, 1985 meeting were approved as mailed.

LAND PARTITIONING - PATRICK AND VICKIE MCNAMEE, IRRIGON - Application was received to partition two parcels out of township 5N, Range 26E, Section 35, tax lot 400. Parcel A was denied by the Planning Director because of size, shape of the land and the fact that it would not permit any future development planning-wise. Parcel B, three acres, was tentatively approved by the Planning Director. The application and legal description were found to be in order and the property had been surveyed by a licensed surveyor. Parcel B is located on Slaughter Road. John Bristow moved that the land partitioning be approved. Marion Abrams seconded the motion and motion passed unanimously.

GENERAL DISCUSSION - UMATILLA READY MIX - General discussion followed on a report by the County Counsel regarding Umatilla Ready Mix property near Boardman and access to the property.

PUBLIC HEARING - AMENDMENTS TO THE COMPREHENSIVE PLAN AND ITS IMPLEMENTING ORDINANCES AND ZONING MAP - It was recommended by LCDC to have a larger zone than 2 acres in the area west of Boardman. A 40 acre zone was suggested. It was decided that a public hearing be held in Boardman and each property owner concerned be notified. Dan Creamer moved to notify land owners on rezoning in Boardman west of the Urban Growth Boundary that are now presently zoned 2 acres. John Bristow seconded the motion and motion passed unanimously. It was decided to have the meeting two weeks from tonight.

Letters from property owners in the Irrigon area were read requesting that their 1 acre zoned land be changed to Exclusive Farm Use. Property owners were Howard Stone and Enos Bettencourt. John Bristow moved that the lands owned by Mr. Bettencourt and Mr. Stone be changed from Farm Residential 1 acre minimum to Exclusive Farm Use. Cecil Jones seconded the motion and motion passed unanimously.

Deane made a report that the justification for the industrial land at the Port of Morrow had been given to Steve Lindstrom who was making some minor revisions to the text.

Changes made in the comprehensive plan were line number 02293 through 02346 and line number 02716 through 02762. The word "within" was added to line number 02296. John Bristow moved to delete line 02341 through 02346, paragraph 24 dealing with ground water. Dan Creamer seconded the motion and motion passed unanimously.

Changes in the Zoning Ordinance were Section 3.020 Forest Use, Dimension Standards (5) A and B and (6) E. Big Game Restrictions. Other changes in the zoning ordinance were Section 3.010 Exclusive Farm Use (5) B Minimum Lot Area and (6) D. Stream Setback.

Changes in the Subdivision Ordinance were administrative changes to meet O.R.S. requirements dealing with farm home partitionings.

ADJOURNMENT - Chairman Trumbull adjourned the meeting at 10:15 p.m.

PUBLIC HEARING

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, FEBRUARY 11, 1985
RIVERSIDE HIGH SCHOOL

Chairman Trumbull called the meeting to order at 7:30 p.m.

MEMBERS PRESENT - Gene Trumbull, Jack Strege, Cecil Jones, Paul Taylor, Keith Lewis, Marion Abrams, Mary Ellen Coleman, Dan Creamer

MEMBERS ABSENT - John Bristow

OTHERS PRESENT - Deane Seeger, Lori Bergstrom, Rose Marie Seeger, Kenn Evans, Dave Krumbein, Tom McElligott, Larry Dalrymple, Steve Lindstrom, Carolyn Skoubo, Matt Hughes, Mike Weatherell, Ronald Black, Dewey West Jr., Irma Jean West, Gale Grill, Jody Tatone, Jack McEntire, Arnold Braat, Archie Reikkola, Raymond Michael, Stanley Henkle, Rosemary Meier, Robert Meier, David Park, Gene Allen, Ed Glenn, Ivan Dieter, Idella Dieter, Kathleen Dieter, Alice Tatone, Joe Tatone, Beth Williams, Irvin Rauch, Lee Docken

Chairman Trumbull stated there were three alternatives to tonight's meeting regarding the 2 acre rural residential zone west of the Urban Growth Boundary of Boardman. These were (1) do nothing (2) change zoning (3) change outright uses.

Deane read from the rural residential zone.

Testimony was received by Archie Reikkola, Gene Allen, Raymond Michaels, Mike Weatherell, Arnold Braat, Jack McEntire, Lee Docken, Dewey West, Stan Henkle, Ed Glenn, Robert Meier, Kenn Evans, Joe Tatone and Gale Grill, all in support of leaving the land in Rural Residential 2 acre minimum zone.

Comment was received by Dallas Wilson, Portland, who said he would like to see a five acre zone and also felt some minimum appearance requirements were needed.

Jack Strege moved that the Plan stay as is as far as property West of the Boardman Urban Growth Boundary to stay in two acre rural residential zone and ratify present zoning and let stay as is. Dan Creamer seconded the motion. A roll call vote was called for with motion passing unanimously.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, FEBRUARY 25, 1985
LEXINGTON, OREGON

Chairman Trumbull called the meeting to order at 7:30 p.m.

MEMBERS PRESENT: Chairman Trumbull, Jack Strege, John Bristow, Marion Abrams, Paul Taylor, Dan Creamer.

MEMBERS ABSENT: Keith Lewis, Cecil Jones, Mary Ellen Coleman

OTHERS PRESENT: Deane Seeger, Lori Bergstrom, Larry Dalrymple, Otto Burden, Terry Tallman

MINUTES: The minutes of the January 28, 1985 meeting and February 11, 1985 public hearing were approved as read.

COMPREHENSIVE PLAN: Deane gave a brief report on his meeting with Jim Kennedy and Stafford Hansell regarding the comprehensive plan acknowledgement. In particular, the Port lands justification and the two acre zoned land west of Boardman were discussed. A memo from Jim Kennedy was read to the Commission.

REORGANIZATION: Dan Creamer moved to table reorganization of the Planning Commission until all nine members were present. John Bristow seconded the motion and motion passed unanimously.

LAND USE PLANNING MANUAL - A book compiled by the Klamath County Planner will be ordered for the Planning Commission and reviewed at a future meeting.

MOVIES - Two movies, "Oregon's Land Use Program" and "Making Land Use Decisions" were shown.

ADJOURNMENT - The meeting was adjourned at 10:00 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, MARCH 25, 1985
IRRIGON, OREGON

Vice Chairman Strege called the meeting to order at 7:30 p.m.

MEMBERS PRESENT - Vice Chairman Strege, Cecil Jones, John Bristow, Mary Ellen Coleman
Marion Abrams, Dan Creamer and Paul Taylor

MEMBERS ABSENT - Gene Trumbull, Keith Lewis

OTHERS PRESENT - Deane Seeger, Lori Bergstrom, Roger Converse, Arnold Bratt

MINUTES OF FEBRUARY 25, 1985 - The minutes were amended to show that reorganization of the Planning Commission would take place after the comprehensive plan has been approved. The minutes were passed as amended.

LAND PARTITIONING - BYRD - The land partitioning for Mrs. Byrd, Boardman, was not brought before the Planning Commission as the application was found to be incomplete.

LAND PARTITIONING - BOARDMAN FARMS - The land partitioning for Boardman Farms was found to be incomplete because the check for the filing fee had not been signed but Morrow County was written in the signature block. The check will be returned and the application will again be presented at the April meeting if the filing fee is found to be in order.

ANNEXATION - DESERT SPRINGS ESTATE - The Morrow County Planning Commission reviewed the request for annexation of Desert Springs Estate to the City of Boardman and found this to be a normal growth. Dan Creamer moved to approve the annexation request of the City of Boardman for Desert Springs estate subject to including annexation of adjacent County Roads serving the area to be annexed, ie. Paul Smith Road from the B.P.A. right-of-way south to Kunze Road, and to include the man-camp area, tax lot 1002, to facilitate a more cohesive boundary. Marion Abrams seconded the motion and motion passed unanimously.

ANSON-WRIGHT PARK - Deane gave a brief report on a grant the Planning Department will be applying for on Anson Wright Park. Improvements for the park will include dredging the pond, fixing the parking areas, installing handicap facilities, etc. John Bristow moved that the development of phase I of Anson Wright park be found to be in compliance with the Comprehensive Plan. Mary Ellen Coleman seconded the motion and motion passed unanimously.

BRATT LAND PARTITIONING - Arnold Bratt, Boardman, asked the Commission if they would approve a 140' frontage instead of a 150' frontage on land he will be partitioning in the Boardman Urban Growth Boundary. Mr. Bratt has already received approval from the City of Boardman. Mr. Bratt would like to partition out three parcels, each a fraction over one acre, but would like to have approval from the Morrow County Planning Commission on a 140' frontage before investing money for surveys and septic tank approval. The County Planning Commission informed Mr. Bratt that they have always gone along with the Cities wishes in the past, but could not actually approve the partitionings until they were brought before them formally.

COMPREHENSIVE PLAN UPDATE - Deane gave a brief report on the progress of the comprehensive plan stating it had been submitted to L.C.D.C. on March 22, 1985.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
APRIL 29, 1985
LEXINGTON, OREGON

MEMBERS PRESENT - Gene Trumbull, Jack Strege, Keith Lewis, John Bristow, Dan Creamer, Paul Taylor, Mary Ellen Coleman, Marion Abrams and Cecil Jones.

OTHERS PRESENT - Staff Deane Seeger, Lori Bergstrom, Mike Oths; Howard Pettyjohn, Heppner; Bob Mueller and George White, Boardman Farms.

MINUTES OF MARCH 25, 1985 MEETING - The minutes of the March 25, 1985 meeting were approved as mailed.

BOARDMAN FARMS LAND PARTITIONING - Application was received to partition three parcels from Boardman Farms in Township 2N, Range 26E, Tax Lots 500 and 600. Application was found to be in order, along with the legal description and application met all of the ordinances of the county as well as state. A letter was received from the State Water Resources Department stating that any new owner would be required to become a part of the Sandhollow Pipeline Company. Mr. Bob Mueller, a representative of Boardman Farms, stated that this would be complied with. Mr. Mueller then explained the Sandhollow Pipeline Company to the Planning Commission. Discussion followed on number 18 of the Agricultural Policies in the Comprehensive Plan. Jack Strege moved that the land partitioning for Boardman Farms be approved. John Bristow seconded the motion and motion passed unanimously.

BUILDING SITE - HOWARD PETTYJOHN - Deane read a letter from William Kuhn, City Attorney for Heppner, stating that the proposed building for the Pettyjohns lies in the Urban Growth Boundary and under the Urban Growth Joint Management Agreement, the City of Heppner is required to look at and approve the use of the proposed site. Mr. Kuhn requested the County submit for the City Planning Commission's review and approval the proposed use of the Pettyjohn site. Mr. Seeger reported the building, which will serve for offices for the ASCS, SCS and Extension Service, will be in a commercial zone, in which this will be a permitted outright use. A small piece of the land will be in the Heppner city limits, where the city will extend their sewer and water services. Dave Krumbein, Morrow County surveyor, will be surveying the site to determine where it will be in relation to the flood plain. Jack Strege moved that upon reviewing the application, the Morrow County Planning Commission finds the use to be in conformance with the existing County Zoning Ordinances as it is an outright use. Mary Ellen Coleman seconded the motion and motion passed unanimously.

LAND PARTITIONING - ROBERT VOLLE - Application was received by Robert Volle, Irrigon, to partition out tax lot 400 west of the county road and join it with tax lot 600 (approximately 20 acres). Application and survey were found to be in order. Marion Abrams moved to approve the land partitioning. Dan Creamer seconded the motion and motion passed unanimously.

GENERAL DISCUSSION - General discussion followed on a proposed peoples utility district and also on the comprehensive plan.

ADJOURNMENT - Chairman Trumbull adjourned the meeting at 8:30 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, MAY 20, 1985
IRRIGON, OREGON

Chairman Trumbull called the meeting to order at 7:30 p.m.

MEMBERS PRESENT - Chairman Trumbull, Jack Strege, John Bristow, Mary Ellen Coleman, Dan Creamer.

MEMBERS ABSENT - Cecil Jones, Paul Taylor, Keith Lewis.

OTHERS PRESENT - Deane Seeger, Lori Bergstrom, Mike Oths, Irv Rauch, Rick McNerney and Larry Dalrymple.

JOINT MANAGEMENT AGREEMENT - CITY OF HEPPNER - Mr. Seeger read a letter from William Kuhn, attorney for the City of Heppner. The letter stated that the Heppner Planning Commission is again confused by county zoning in the urban growth area. Mr. Kuhn was using a 1980 map not color coded and in smaller detail than the 1977 map used by Mr. Seeger, so Mr. Kuhn could not see the small portion zoned commercial. It was suggested we take the original color-coded map and personally present it to the Heppner Planning Commission so there won't be any further misunderstandings.

PROGRESS REPORT - AIRPORT AT BOARDMAN - Chairman Trumbull briefed the Commission on the progress of the airport at Boardman. Chairman Trumbull stated that they are in the process of upgrading procedures, which should be finished by July 1, so they can get the facility open to the general public. Right now, the strip is open by permission from the Port of Morrow only. There is a progress report done by Soliday, an airport engineering firm, available for anyone interested.

CUTSFORTH PARK UPDATE - Mr. Seeger reported on the \$24,000 grant for Cutsforth Park. Under the grant, the small pond has been completely dredged, the big pond is completely dredged, the dikes will be ready, and the banks cleaned up. The county has a program where 8 or 9 young people will be working at the park this summer. Mr. Seeger also reported that a \$9,000 grant will be available for Anson Wright Park.

COMPREHENSIVE PLAN UPDATE - Lori read a letter received by LCDC with their recommendation to the Commission that our request be continued until June 20, 1985 to allow the county to complete necessary revisions to our plan in land use regulations for Goals 2 - 6 and 12. The Commission also established a target date of August 23, 1985, for the resubmittal of all necessary amendments to our plan and implementing measures. If that date is missed, the Director is to have stated shared revenue withheld as required by statute.

Mr. Seeger reported that most of the changes are of a housekeeping nature, administrative type work. He also reported that he had assistance in re-writing the language of the plan by Jim Kennedy, field representative for L.C.D.C. and Doug White, L.C.D.C. staff. The main bone of contention still lies in the areas around Irrigon and Boardman out side of the Urban Growth Boundary.

BOARDMAN UGB JOINT MANAGEMENT AGREEMENT PROPOSAL - City Manager Larry Dalrymple reported that there is no problem with the current joint management agreement, but that the proposed one is being used by the City of LaGrande and is working very well. The new proposal would place the burden of the initial decision on the city with appeals going to the County. The County would relinquish their authority but have the over-riding authority of appeal in areas within urban growth boundaries. The city would be given the request, either from the applicant or the County staff. The County would comment, make suggestions, etc., and the city would hold the public hearing and make the decisions. The city would not have authority to rezone, but would handle variances, etc. Mr. Dalrymple stated that the present joint management agreement is working fine and the city has no strong feelings towards the proposed agreement, but that the major impact in urban growth boundary decisions falls on the city so maybe cities should have the burden of decision making while the county would still have appeals. Discussion followed.

LAND PARTITIONING - JACK McENTIRE, BOARDMAN - Application was received to partition a three acre parcel out of Township 4N, Range 24E, Section 13, Tax Lot 100. The application met all requirements, however the Planning Director suggested that approval of the Land Partitioning be subject to the granting of D.E.Q. permits. The parcel is located on the corner of Wilson and Peters road. Jack Strege moved to grant the minor land partitioning. Mary Ellen Coleman seconded the motion and motion passed unanimously.

JORGENSEN TRUCKING CONDITIONAL USE PERMIT - Discussion followed on the sale of trucks from the Jorgensen trucking lot. A conditional use permit was granted for a trucking dispatch center only. It was brought to the Commission's attention that a conditional use permit is restrictive and if a use isn't specifically spelled out, then it shouldn't be allowed. More discussion will be held on this matter at the June meeting.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, JUNE 24, 1985
LEXINGTON, OREGON

Chairman Trumbull called the meeting to order at 7:45 p.m.

MEMBERS PRESENT - Chairman Trumbull, Paul Taylor, John Bristow, Dan Creamer, Kent Goodyear.

MEMBERS ABSENT - Cecil Jones, Jack Strege, Mary Ellen Coleman, Keith Lewis

OTHERS PRESENT - Staff Deane Seeger, Lori Bergstrom, Mike Oths; Irv Rauch, Bill Kuhn, Don Jorgensen, Lynn Williams

MINUTES OF MAY 20, 1985 MEETING - John Bristow moved to approve the minutes as mailed. Dan Creamer seconded the motion and motion passed unanimously.

LAND PARTITIONING - A.W. BORLAND - Application was received to partition land located in Township 5N, Range 26E, Section 25B, Tax Lot 1101. Parcel is now being used for a residence and is served by an easement. An additional easement will be provided for to serve the back parcel. Application, survey, legal description and filing fee were found to be in order. Dan Creamer moved to approve the land partitioning. John Bristow seconded the motion and motion passed unanimously.

LAND PARTITIONING - DENIS BUFFHAM - Application was received to partition 3.03 acres out of Township 5N, Range 26E, Section 27, Tax Lot 103. Parcel is served by Eighth Street West, however a 10' right-of-way dedication was requested by the County Planner for approval of the land partitioning. Application and filing fee were found to be in order. Dan Creamer moved to approve the land partitioning as presented with the condition that an extra 10' be given for right-of-way. John Bristow seconded the motion and motion passed unanimously.

HEPPNER URBAN GROWTH BOUNDARY JOINT MANAGEMENT AGREEMENT - Bill Kuhn, City Attorney for Heppner and representative of the Heppner Planning Commission, presented a proposed joint management agreement for the city of Heppner. Mr. Kuhn stated that he felt there were many problems with the present joint management agreement, mainly a lack of communication from the county, getting the city interested, and finding out how an area is zoned. Mr. Kuhn also stated that the county has never told the city how the urban growth area is zoned. Under the new agreement, the county would allow no building in the urban growth boundary. If building does go in, it will be planned and orderly, coming in as a unit with no expense to the city for roads, etc. Chairman Trumbull stated that if the city wants no growth, they are going to have to annex the urban growth boundary area or rezone up to the city limits. Mr. Kuhn felt that a way to insure no growth would be to develop more restrictive zoning or develop a better review policy. It was decided that County Counsel point out what the differences are between the new proposal and the current proposal at the next meeting.

JORGENSEN CONDITIONAL USE PERMIT - It was brought to the Commission's attention that trucks were being sold off of a truck dispatching lot. A conditional use permit had been obtained for the dispatching, but not for selling of trucks. Under the Morrow County Zoning Ordinance, sales are allowed in a commercial zone under a conditional use permit. Mr. Lynn Williams, a bonded, insured dealer, will be selling the trucks. Mr. Jorgensen stated he thought trucks could be sold outright in a commercial zone.

CORRESPONDENCE - Correspondence was reviewed regarding a second fish hatchery in the Irrigon area, a letter from Yamhill County regarding 1,000 Friends of Oregon, and a report on the Port of Morrow Airport at Boardman. Each member of the Planning Commission will receive the interim report for the airport.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, JULY 29, 1985
IRRIGON, OREGON

Chairman Trumbull called the meeting to order at 7:30 p.m.

MEMBERS PRESENT - Chairman Trumbull, Paul Taylor, John Bristow, Jack Strege, Mary Ellen Coleman, Kent Goodyear.

MEMBERS ABSENT - Cecil Jones, Keith Lewis, Dan Creamer

OTHERS PRESENT - Deane Seeger, Lori Bergstrom, Staff; Mike Oths, County Counsel; Irv Rauch, Morrow County Commissioner; Linvell Williams, Tumbleweed Truck Sales; Connie & Charles Potts, Irrigon; George Horrace, Irrigon; Don Jorgensen, Irrigon; Lavern Donovan, Irrigon; Bill Kuhn, Heppner City Attorney; Gary Bruch, Chairman Heppner Planning Commission; and Ramona Reeves, Hermiston Herald.

MINUTES OF JUNE 24, 1985 MEETING - Paul Taylor moved that the minutes of the June 24, 1985 meeting be approved as mailed. John Bristow seconded the motion and motion passed unanimously.

CONDITIONAL USE PERMIT - DON JORGENSEN, IRRIGON - TRUCK SALES AND ACCESSORIES - Application was received for a conditional use permit for truck sales and accessories under Article 3, Section 3.060 in a General Commercial Zone located in Township 5N, Range 26E, Section 25B, Tax Lot 100, 1.91 acres. Lori read the staff report. Discussion followed. Chuck Potts, neighbor, raised the question as to whether or not the conditions under the existing original conditional use permit would continue. The answer was yes, they would continue to apply. John Bristow moved to approve the request contingent upon the Irrigon City Council's approval, and that if the dispatching business ceases, the trucking sales and accessories will be referred back to the Commission. Mary Ellen Coleman seconded the motion and motion passed unanimously.

ROAD NAMING - Citizen Lavern Donovan, Irrigon, appeared before the Commission requesting that the public right-of-way he lives on be named. Mr. Donovan's main concern was for the nine families that live on that road and how the fire/ambulance, etc. would locate them without a road name or number. The road in question runs west of Eighth Street West on the north side of Highway 730. Jack Strege moved to name the road "Kenny Road" in honor of the late Mr. Kenney, and directed staff to notify the Sheriff's Department, Fire Department, County Court and Road Department. John Bristow seconded the motion and motion passed unanimously.

LAND PARTITIONING - ARNOLD BRATT - Application was received by Arnold Bratt, Boardman, to partition a 1 acre parcel in the Boardman Urban Growth Boundary located in Township 4N, Range 25E, Section 20, Tax Lot 406. A 30' dedication for a future 60' right-of-way had been granted. Mr. Bratt requested a variance of 140' frontage instead of the required 150' frontage for his parcel. Jack Strege moved to approve the variance based on a statement of approval from the City of Boardman. Mary Ellen Coleman seconded the motion and motion passed unanimously. John Bristow moved to approve the land partitioning based on a statement of approval from the City of Boardman. Paul Taylor seconded the motion and motion passed unanimously. Mr. Bratt would like to partition out two more parcels with 140' frontages in the future in that area.

COMPREHENSIVE PLAN STUDY SESSION - Deane reported that there would be a study session meeting on Saturday, August 3, 1985 at 10:30 a.m. at the Nomad Restaurant in Boardman to review changes necessary for acknowledgement in the comprehensive plan, zoning ordinance and subdivision ordinance.

HEPPNER URBAN GROWTH BOUNDARY - Lori read a letter written by the County Counsel siting changes in the existing joint management agreement and the proposed joint management agreement recently submitted by Bill Kuhn, city attorney for Heppner. Discussion followed. Heppner Planning Commission Chairman Gary Bruch felt that there has been a lack of communication between the city and the county, with alot of letters written and meetings proposed with no results. Chairman Trumbull stated that the basic joint management agreement itself is a good document but he felt we need to know who to talk to and who and what procedures to follow. It was suggested that on the forms the planning department use, a signature slot be added for a designated representative of any of the five cities to sign before any action is taken. Mr. Kuhn stated that the city of Heppner wants to make sure that any future development in the urban growth boundary fits in with their comprehensive plan. He also felt that the city of Heppner's urban growth boundary will take alot of planning because of the surrounding topography (roads, sewer and water located on hillsides). Chairman Trumbull stated that a procedural outline was needed to follow procedures needed to solve differences between the two bodies. Mr. Trumbull stated that the planning commission will look at Counsel's statements and weigh the whole thing out. Mr. Trumbull also requested of Mr. Kuhn some comments in regards to his remarks about having a format of communication between the city of Heppner and the County of Morrow so that we know regardless what we do with the joint management agreement, we will have a line of communication that we can depend on.

STUDY SESSION INFORMATION - Mr. Seeger handed out amendment packages to the planning commission to review before Saturday's meeting in Boardman.

ADJOURNMENT - Chairman Trumbull adjourned the meeting at 8:45 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
PUBLIC HEARING
MONDAY, AUGUST 12, 1985
IRRIGON CITY HALL
IRRIGON, OREGON

PLANNING COMMISSION MEMBERS PRESENT: Chairman Gene Trumbull, Jack Strege, Paul Taylor, Mary Ellen Coleman, Kent Goodyear, Dan Creamer.

STAFF PRESENT: Deane Seeger, Lori Bergstrom, Mike Oths

OTHERS PRESENT: Irv Rauch, Morrow County Commissioner; Rick McNerney, Morrow County District Attorney; Ramona Reeves, The Hermiston Herald; Steve Lindstrom, Port of Morrow; Irrigon property owners Bill and Carole Steagall, Willard and Evelyn Miller, Valorie Morris, John and Osta Shafer, Mrs. Marsh Harrell, Kikue Buchanan, Pete Richards, Paul Haws, Marilyn and Tim Hellberg, Bob Vandecar, Roy Davis, Margaret Jorgensen, Dorris Gage-Cole, Steve Miller; Boardman property owners Kenn Evans, Jody Tatone, Cheryl Ammons, Robert Sicard, F.E. Glenn; and Henry Richmond.

Chairman Trumbull brought to everyone's attention the fact that no official action would take place at the hearing. Each member of the commission was provided with a package of the amendments prior to the meeting.

Mr. Seeger reported that the public hearing notice appeared in the required papers and that property owners in the Boardman area (approximately 60) were notified by letter of possible rezoning.

It was explained that no changes would take place in the Irrigon area except for some possible rezoning of Farm Residential to Exclusive Farm Use land owned by Mr. Volle if he so chooses.

Steve Lindstrom, manager of the Port of Morrow, briefly explained the port's justification for industrial zoning.

Mr. Seeger reported on some new zones created, such as the Air Industrial Zone and the Farm Residential 40 acre Zone. The Farm Residential 40 acre zone, with 2 acres allowed as a condition, is a recommendation from LCDC. Deane read the proposed Farm Residential 40 acre zone. Testimony was heard from Robert Sicard, F.E. Glenn and Kenn Evans in opposition to the rezoning.

County Counsel Mike Oths reminded the Commission we will need sufficient justification for LCDC to leave the area zoned 2 acre.

The Planning Commission will hold a public hearing on August 26, 1985 in Lexington to adopt amendments needed for acknowledgement requirements for the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
AUGUST 26, 1985
LEXINGTON SCHOOLHOUSE
LEXINGTON, OREGON

Chairman Trumbull called the meeting to order at 7:30 p.m.

MEMBERS PRESENT - Chairman Trumbull, Jack Strege, Dan Creamer, Kent Goodyear, Paul Taylor, Cecil Jones, John Bristow

MEMBERS ABSENT - Keith Lewis, Mary Ellen Coleman

OTHERS PRESENT - Deane Seeger, Lori Bergstrom, Mike Oths, Doug White, Dick Brown, F.E. Glenn

MINUTES OF JULY 29, 1985 AND AUGUST 12, 1985 MEETINGS - The minutes were approved as mailed.

ANNEXATION REQUEST - MANCAMP - CITY OF BOARDMAN - Seeger read a "Petition for Annexation To City of Boardman" request from owners in the area known as the mancamp. The property is located in Township 4 North, Range 25 E.W.M., Section 17. Mr. Seeger reported that the property is within the Boardman Urban Growth Boundary and is contiguous with city limits. The property is currently served by city sewer and city water. Jack Strege moved to approve the annexation. Kent Goodyear seconded the motion and motion passed unanimously.

JORGENSEN TRUCKING - A letter was received by the city of Irrigon regarding the Jorgensen Trucking Conditional Use Permit for Truck Sales. The letter asked that the operation be monitored and controlled so that it would not turn into a "junkyard" operation.

BOMBING RANGE - County Counsel reported he had received a letter from the federal government telling Morrow County that they are proposing to put the bombing range in withdrawal another 25 years. Counsel felt this was a good opportunity for the county to express whatever reasons we have for why we do or do not think the withdrawal is a good idea. It was decided that the planning commission as a body needed to utilize the comprehensive plan and LCDC Goals and Guidelines and advise the federal government that they are taking what they've said under advisement and would expect to have a five year annual review. The body's recommendation would remain on record. Dan Creamer moved to recommend to the County Court that the Planning Commission expresses general opposition to the idea of the withdrawal and recommend that it be put on five year review by the Planning Commission and suggest the Navy take into consideration the Boardman Airport and other further actions deemed appropriate. Jack Strege seconded the motion and motion passed unanimously.

PUBLIC HEARING - ADOPT AMENDMENTS FOR ACKNOWLEDGEMENT - Seeger read the public hearing notice as it appeared in the County paper, and reported that he had received no written comments, nor had anyone come in to review the amendments. Seeger did state that he had received two telephone calls, one from Jody Tatone, Boardman, representing himself and his parents, stating they would like the Commission to continue to consider the existing 2 acre Farm Residential Zone, and the other phone call was from Bill Volle, Irrigon, who indicated he would like to remain in the 1 acre Farm Residential zone, located in the Southeast corner of the Irrigon area.

It was decided that each document would have to be recommended separately.

COMPREHENSIVE PLAN - Seeger stated that Goal 5 requirements made up the most volume of the amendments. Discussion followed on deep water, which is not listed as a resource. Questions were raised as to zoning federally owned properties and if there are no problems and we designated the property as an inventory item as deep water ports, will that alert Fish and Wildlife to come back and attack our plan? Dan Creamer moved to write a recommendation that all deep water properties should be inventoried as resources in Morrow County and added as an item to be inserted into the Comprehensive Plan. John Bristow seconded the motion and motion passed unanimously.

Jack Strege expressed concern for the area around the PGE coal fired plant in which 640 acres have been zoned industrial, but not the whole 3,300 acres. The company was under the impression that they have more industrial land than 640 acres. Concern is for the surrounding buffer zone that's required by law and the additional building sites over and above the 640 acres. Mr. Strege was informed that under the exclusive farm use zone, when no power is generated for the public, it is permitted outright, and when power is generated for the public, it's a conditional use permit. ORS 215.283(2) was referred to.

The Comprehensive Plan was designed as Exhibit "A". The Boardman Airport Industrial Exceptions statement, and the LCDC Goal Exception statement prepared for the Port of Morrow were made a part of Exhibit "A", and a recommendation that all deep water properties should be inventoried as a resource in Morrow County was also made a part of Exhibit "A".

SUBDIVISION ORDINANCE - Amendments to the Morrow County Subdivision Ordinance, which consisted of three pages, were those requested by LCDC to keep in tune with the OAR's and ORS's. The Subdivision Ordinance was designated as Exhibit "B". Jack Strege moved to recommend approval of the Subdivision Ordinance Amendments to the Morrow County Court. John Bristow seconded the motion and motion passed unanimously.

ZONING ORDINANCE - New items included in the zoning ordinance were reviewed. They consisted of a list of types of commercial activities in conjunction with farm use allowed as a conditional use permit and that the airport industrial zone expand uses permitted outright in that zone, and uses that aren't clearly listed will have to go before the Planning Commission. County Counsel requested that the second comma be deleted in the paragraph dealing with slaughter houses. New Zones proposed are the Airport Industrial Zone which is currently zoned general industrial and the FR 40 Zone, a qualified EFU Zone which has all the uses allowed in an exclusive farm use zone, such as commercial activity in conjunction with farm use, utility facilities, golf course, etc., with a 40 acre minimum lot size that can be approved as a farm parcel and it has a provision to create a 2 acre parcel that meets the non-farm criteria that is already established for the existing exclusive farm use zone.

Chairman Trumbull reminded the commission that irregardless of what the Commission decides, there will not be any rezoning done by the adoption of these new zones. The rezoning will be done at the adoption of the zoning map itself, or by identification of properties with a motion to rezone. If we adopt the FR 40 acre zone, it does not mean that we have to use it.

Ed Glenn, property owner from the East Boardman area, addressed the planning commission urging them not to create a 40 acre zone because once it has been adopted, we will be tempted to use it. Mr. Glenn stated that demand is for 5 or 10 acre lots.

Mr. White stated that the zone was developed for the Boardman area, and if the county wants to use it anywhere else in the County, we will need a plan amendment and zone change, to be approved by the Court.

Discussion followed on the creation of a FR 40 Zone. It was suggested that the language be changed to creating a parcel no smaller than 2 acres so that anything between 40 acres and 2 acres would be allowed. Discussion followed on adopting the zone with the minimum statute requirements and exclusive of protective county requirements.

Jack Strege moved to recommend to the County Court the adoption of the Airport Industrial Zone and the adoption of the new verbage and regulation changes. Dan Creamer seconded the motion and motion passed unanimously.

Chairman Trumbull stated there were three options the Planning Commission could choose in regards to the proposed 40 acre zone. 1) Throw it out. 2) Accept it. 3) Ratify the terminology by excluding those non-mandatory requirements and addint to item 5 page 17 minimum lot size parcel shall be 40 acres and the Planning Commission may approve a land division creating smaller portions no smaller than 2 acres. John Bristow moved to approve the FR 40 zone down to 2 acres with the minimum mandatory requirements. Discussion followed. Motion died for lock of a second.

Mr. White stated that the FR 2 zone is not a resource zone and can only be applied to areas that meet exception requirements under goal 3 and goal 4. Also, the area has to be built and committed or have to show that it's needed. The County has tried to take a built and committed exception to the existing FR 2 zone, but it is not justified.

Mr. Glenn spoke to the Commission on why the area east of the Boardman UGB should not be zoned FR 40. Mr. Glenn's justifications were submitted to staff.

Mr. White stated that the area around Boardman needs to be justified and Mr. Glenn's findings need to be adopted to be presented before LCDC. Unless a findings of fact is written, LCDC could jerk our tax fund infringement upon writing the justification and getting it through, or LCDC could recommend acknowledgement but not sign the acknowledgement order until that area is zoned appropriately. Mr. White felt Mr. Glenn presented some good information that he had never received before.

Mr. Creamer moved to leave all of the zoning in the Boardman area (east and west) as is and to try to write a justification for leaving it in. Jack Strege seconded the motion. Mr. Bristow inquired as to the rationale given for not wanting the area rezoned. Other members of the Commission referred to the public hearing at Boardman where the property owners wanted to remain in a 2 acre zone. Question was called for with the motion passing unanimously.

Discussion followed on the adoption of a FR 40 Zone. Jack Strege moved to recommend to the county court that we delete the 40 acre zone. Dan Creamer seconded the motion and motion passed unanimously.

Chairman Trumbull brought to the commission's attention that they needed to adopt finding of fact Fish & Wildlife Habitat document by reference which had been accepted by the Planning Commission but never included in the Comprehensive Plan. Jack Strege moved to readopt the Fish & Wildlife Habitat document. Cecil Jones seconded the motion and motion passed unanimously.

Zoning Map - Discussion followed on the zoning map. It was recommended that the county court adopt existing current single plan and zoning map. It was also decided that the plan and zoning map need to be revised to be consistent with the existing acknowledged urban growth boundary for the cities of Boardman and Irrigon.

Dan Creamer moved that the zoning be consistent with the current county zoning and comprehensive plan. Jack Strege seconded the motion and motion passed unanimously.

Kent Goodyear moved that we recommend acceptance of the Comprehensive Plan as amended and reflect actions and changes taken by the Planning Commission to the County Court. Paul Taylor seconded the motion and motion passed unanimously.

ADJOURNMENT - Chairman Trumbull adjourned the meeting at 11:15 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, OCTOBER 28, 1985
IRRIGON, OREGON

Seeger called the meeting to order at 7:30 p.m.

ELECTION OF OFFICERS - First order of business was election of a Chairman, Vice Chairman and Secretary. Seeger read a letter from Commissioner Creamer (absent) recommending Commissioner Bristow as Chairman. Commissioner Goodyear then nominated Commissioner Bristow as Chairman. Commissioner Jones seconded the motion. Question was called for with the motion passing unanimously.

Chairman Bristow then opened nominations for Vice-Chairman. Commissioner Jones nominated Commissioner Creamer. Commissioner Coleman nominated Commissioner Michaels. Commissioner Russell moved that nominations be closed. Commissioner Padberg seconded the motion. Ballot voting was called for with Commissioner Creamer being elected as Vice Chairman.

Commissioner Bristow then opened nominations for Secretary. Commissioner Russell nominated Commissioner Michaels. Commissioner Padberg moved the nominations be closed. Commissioner Coleman seconded the motion. Question was called for with the motion passing unanimously.

WELCOME SPEECH - Judge Don McElligott welcomed the new members to the Planning Commission, briefly explaining the turnover in the membership and also explaining why the County Court overturned the Planning Commission's decision on the amendment to the Zoning Ordinance.

ROLL CALL - MEMBERS PRESENT - Chairman Bristow, Commissioners Cecil Jones, Mary Ellen Coleman, Kent Goodyear, Mary Michaels, Marvin Padberg, Don Russell and ex officio member Irv Rauch.

MEMBER ABSENT - Commissioners Dan Creamer and Keith Lewis.

OTHERS PRESENT - Judge Don McElligott, County Commissioner Jerry Peck, County Surveyor Dave Krumbein, Port of Morrow Manager Steve Lindstrom and staff Deane Seeger and Lori Bergstrom.

MINUTES OF AUGUST 26, 1985 MEETING - Commissioner Goodyear moved to approve the minutes as mailed. Commissioner Russell seconded the motion and motion passed unanimously.

PLANNING DIRECTORS REPORT - Seeger reported to the Commission on the update of the Comprehensive Plan, City Comprehensive Plan Up-dates, the Super Collider Project, the Boeing Project and also gave a report of building activities and revenue received in the last six months. A discussion of long range goals and study sessions followed.

JORGENSEN CONDITIONAL USE PERMIT - Question was raised as to when the next review of the trucking operation would be. Staff replied they would check the records and report back at the next meeting.

RAUCH REPORTS - Commissioner Rauch reported on the recently formed Oregon Counties Land Use Coalition, a group of 27 counties frustrated with the planning process and LCDC. Rauch reported that the group is still organizing and briefly covered some of the goals the group hopes to achieve.

ADJOURNMENT - Chairman Bristow adjourned the meeting at 10:00 p.m.

AMENDMENT FROM NOVEMBER 25, 1985 MEETING

Seeger stated that each member of the Planning Commission would be provided with packets of materials including the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance (with amended changes), zoning maps and other backup maps, a copy of the departmental budget, bylaws and procedures, organizational chart and Goals and Guidelines. It was decided changes could be made in the packets at the beginning of the meetings, ensuring everyone's packets would be up to date.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 25, 1985
LEXINGTON, OREGON

Chairman Bristow called the meeting to order at 7:30 p.m.

MEMBERS PRESENT - Chairman Bristow, members Cecil Jones, Kent Goodyear, Dan Creamer, Mary Michael, Marvin Padberg, Don Russell and ex officio member Irv Rauch.

MEMBERS ABSENT - Mary Ellen Coleman, Keith Lewis.

OTHERS PRESENT - Staff Deane Seeger, Lori Bergstrom, Mike Oths; Boeing representatives Jay Robinson, Bill Underwood, Brian Havrahan, Kevin Rambaldini; Louis Carlson, Port of Morrow; Larry Dalrymple, City of Boardman and Gene Allen, Boardman.

MINUTES OF OCTOBER 28, 1985 MEETING - The minutes were amended to reflect the fact that packets containing the comprehensive plan, zoning and subdivision ordinances, maps, etc., would be made up and distributed to members and changes would then be made in the packets at the meetings. The minutes were approved as amended.

CONDITIONAL USE PERMIT - BOEING COMPANY - REMOTE ANTENNA RANGE - Application was received by Boeing Company for a Remote Antenna Range located in Township 3 North, Range 24 East, Sections 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, and 24. Lori read the staff report. A representative from Boeing Company reported to the Commission that the Department of Defense activities requires measurement of very sensitive antenna patterns. The Seattle site has been given up due to too much interference. A one-mile seven foot high standard security fence will be established to control access and keep people from wandering around the area where there will be classified antennas stored. This security equipment is required by the Department of Defense. A cattle fence as part of the sixteen sects. has been asked for to keep cattle out so they won't be picked up by the receiver, as Boeing would like about two miles of free space. Antennas will be mounted on pylons that will take patterns off of clear zone 300 feet along asphalt wave generated out to antenna and reflected back, so nothing can be in this critical area. The pylons will be 30 feet high, which will not interfere with the Navy. Boeing will be measuring antennas for factor of 1,000 below zero DB (zero DB about level radio picks up signal) and Boardman area RFI levels are low enough so measurements can be made. Electromagnetic levels are less than any T.V. or radio station and they won't interfere with existing levels. Estimated cost of the project is one million dollars for six months and if the project works out, then Boeing will be back before the Commission to talk about the long term project. Hours of operation will be a little bit in the daytime, but mostly at night. Traffic on the road will not bother the operation as the antennas will be mounted one mile inside so no lights will ever shine on the antennas. Other facilities like this one have been located within three miles of towns larger than Boardman.

Discussion followed on the southwesterly road to the Willow Creek Valley, which is a primary concern of the Commission to get the road to tie in with the Boardman area. Question was raised that if this road extended through and more traffic resulted and it wouldn't be suitable for Boeing's purposes for a classified nature, then would Boeing bear the expense of routing the road around.

Louis Carlson, Port of Morrow, questioned the compatability of the total project with the Boeing Airstrip. Boeing replied that they are not going to put in an airstrip, and that one wouldn't even be able to drive on it. There will be markings on it noting yellow X's.

There will be no permanently stationed people during this period of time. Security people will all be brought out from the Seattle area and the operating people will be from Seattle. If the project goes into another phase, then there will be some employment. The soil will be stabilized. The fence will not carry an electric charge. There will be no danger to anybody inside the fence, no radiation danger. It is not a secret that Boeing has antenna patterns and it is not a secret what they are doing, but the equipment and data are classified. Permanent structures are free to be inspected by the building inspector.

Lt. Commander Hal Curtis from the Navy phoned the Planning Department to say the only request is that the proposed use can not interfere with the Navy's aviation easements.

There are no particular problems with Fish and Wildlife.

Discussion followed on Tower Road that goes to the PGE plant. Mr. Carlson reported that Boeing must do certain things to satisfy the contract of the State of Oregon to satisfy the non-use clause.

Conditions were discussed, such as a new C.U.P. will have to be applied for for the engine test-site; and the road will not be closed to the Coal Fired Plant personnel; and that if Ione-Boardman road will have to be re-routed because of this, then Boeing would stand the expense of that; that this will not preclude establishment of that road and we will put security considerations in and how we want Morrow County to interface it. No interference with Port of Morrow Airstrip operations and interference with possible radio transmissions and no armed guards, radiation, no life threatening operations.

County Counsel prepared a list of Conditions.

Status of Jorgensen Trucking Company - Seeger reported that Jorgensen is not going to sell his operation and Lori reported that no time period for review had been set on the conditional use permit since the last six month review and there was never a time limit set on the conditional use permit when granted. The case was briefly reviewed for the new members. Cecil Jones moved to review the conditional use permit in six months. Marvin Padberg seconded the motion and motion passed unanimously. New members will get copies of the conditions.

Correspondence - Seeger reported on the Oregon Manufacturing Mobile Homes report for Morrow County.

Chairman Bristow then read the conditions for the Boeing Conditional Use Permit. Mary Michael moved to grant the approval of the application by Boeing Aircraft Company for a conditional use permit to secure authorization for a remote antenna range based on the conditions. Marvin Padberg seconded the motion and motion passed unanimously.

Chairman Bristow adjourned the meeting at 9:30 p.m.