

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING  
WEDNESDAY, JANUARY 15, 1986  
HEPPNER, OREGON

Chairman Bristow called the meeting to order at 4:00 p.m.

MEMBERS PRESENT - Chairman Bristow, members Cecil Jones, Mary Michael, Kent Goodyear and Don Russell.

OTHERS PRESENT - Staff Deane Seeger, Lori Bergstrom; Steve Lindstrom, Port of Morrow; Don McElligott, Irv Rauch, and Jerry Peck, County Court.

Chairman Bristow explained the reason for the meeting was to review the amendments to the Comprehensive plan and then either to recommend or not recommend for approval those amendments to the comprehensive plan to the County Court.

Seeger explained that under the expedited review procedure, a joint session of the planning commission and county court is permitted. Let the record show that the proper public notice was put in the newspaper of record, the Heppner Gazette-Times. Let the record show also that an Ordinance of Transmittal has been drafted and that if the action is for approval that this ordinance would be adopted on an emergency basis by the Morrow County Court.

Seeger read the memo of review.

Seeger then reviewed the maps. West Boardman Area - What we had opted for an FR 40 Zone has been changed in the Ordinance and will be called a Small Farm 40 Zone. It will still allow us to go down to a minimum of a 2 acre parcel with conditions. Seeger stated staff is comfortable with this.

East Boardman Area - We had originally blocked out area to be put in the Small Farm 40 zone. We did not adhere to this. LCDC will recommend that this remain FR 2 acre zone.

RR 1 Acre Zone - Felt this could be sustained with the exception of 159 acres of the Volle property.

Changes were then reviewed. Additional changes made at the meeting were on pages 26 of the Zoning Ordinance and page 28 of the Comprehensive Plan, strike words "permanently". Page 2 of the Comprehensive Plan, strike "requiring a corresponding plan map change". Page 3 of the Comprehensive Plan, change Farm Residential FR-40 to "Small Farm SF-40 Zone". Page 52 of the Comprehensive Plan, Kinzua Property acreage changed to 120 acres and total acreage changed to 8,166 and add "a supremacy clause and U.S. constitution" to the last sentence of the next paragraph. Page 64 of the Comprehensive Plan change Kinzua property acreage to 120. Page 65 of the Comprehensive Plan, should be Western Alfalfa. Page 24 of the Zoning Ordinance, heron rookery should be changed to "sensitive bird nesting site".

Floor was opened for comments. Steve Lindstrom, manager Port of Morrow, addressed the Commission. (Comments attached).

Mary Michael moved that excerpts be taken from the Port of Morrow deeds referring to reversions if that land is not zoned industrial, and also to attach Mr. Lindstrom's comments for presentation to LCDC. Kent Goodyear seconded the motion and motion passed unanimously.

Seeger reported that there has been a considerable amount of problems in the past because our zoning ordinance only allows for a 14' wide with at least 640 square feet. Discussion followed on lowering the minimums to allow housing for those not able to afford a 14' wide mobile home. Don Russell moved to change the Zoning Ordinance minimum requirements for a mobile home from a 14' wide and 640 square feet to a minimum of 640 square feet of living area. Mary Michael seconded the motion and motion passed unanimously.

Mary Michael moved to include in the comments before the board for the record, that a member of 1,000 Friends of Oregon organization has not attended in an official or unofficial capacity a meeting before the Morrow County Planning Commission on the Comprehensive Plan. Kent Goodyear seconded the motion and motion passed unanimously.

Chairman Bristow then closed the public hearing portion of the meeting.

Next order of business was to consider approval or disapproval to the County Court of the amendments. Don Russell moved to recommend the amendments to the County Court with the Planning Commission's approval. Kent Goodyear seconded the motion and motion passed unanimously.

Commissioner Rauch addressed the Planning Commission on the subject of removing the word "permanently" on pages 26 of the Zoning Ordinance and page 28 of the Comprehensive plan. Discussion followed. It was decided to recommend changes on page 28 of the Comprehensive plan and page 26 of the zoning ordinance to "any long term use adversely impacting water quality."

Mary Michael moved to adjourn the meeting. Kent Goodyear seconded the motion and motion passed unanimously.

STEVE LINDSTROM, MANAGER, PORT OF MORROW, COMMENTS TO PLANNING COMMISSION  
WEDNESDAY, JANUARY 15, 1986 - MORROW COUNTY COURTHOUSE

"I would like to speak to and in support of the language in the plan and supporting documentation which provides for the designation of industrial lands outside urban growth boundaries, especially Port of Morrow Industrial Park and Port of Morrow Air Industrial Park. Several points that have been made one way or another in the past and I would like to include at this time of record these and I will be happy to elaborate if there are any questions.

First of all, we feel that the terms of conditions under which we were deeded or leased all or most of those subject properties not just suggest but require Port industrial purposes be the uses to which that land is put. We contend that those predate this plan, although not the whole planning process and therefore are appropriately zoned industrial for those reasons alone. Those deeds came from the Corps of Engineers. The Corps leases from the State of Oregon and there are reversal clauses should they choose to enforce them in the use of their own.

Secondly, we were advised that our documentation for these zoning designations was insufficient and so county staff, ourselves and our consultants made a substantial effort to make adjustments and add justification tailored to the specific requests that came back from DLCD staff based on their professional knowledge and the administrative rules that are appropriate to those industrial zonings. Including in that, we developed an airport master plan, who since that time completed, based on the information that staff gave us and the administrative rules they quoted. We felt very strong after the many hours of work and extra dollars and coordination put into that justification more than met the due process requirements, which the justification would thereby in themselves preclude the need to do it a second time. Kind of like being on the negative side of the coin, being tried for the same crime twice. Somebody doesn't like that you came out not guilty, well then they charge you again. I don't think it's fair to move the goal post after the ball is in the air. So we would refrain from doing additional work as Deane suggested earlier in the strategic sense just because we were told at one time we had complied and I'm not interested in shooting at a moving target.

Next, I would like to formally object to inclusion in the record to the letter of October 21 from Robert Liberty and the attachment thereto for the following reasons. First of all, the letter to my knowledge is neither from nor on behalf of a resident or property owner in Morrow County. Secondly, some of his objections to the inclusion of us and our opinions are based strictly on opinion of his, not on fact, so I would contend that opinions of those of us that live and work in this county at least carry as much weight if not more than opinions of those who second guess us from outside the affected jurisdiction. Thirdly, I feel there is some improper and unjust comparisons from the comments on the industrial designation. One example on page 4 of the discussion attached to his letter, he talks and is comparing population of Morrow County with the City of Pendleton and suggesting then that the size of our airport industrial park is unrealistic. I would suggest to anyone who has seen those two pieces of obviously industrial property that there is no comparison between them whatsoever. You get up on top of the hillside there is Pendleton and I defended that as an industrial tract once upon a time as the Port Manager in that jurisdiction, but within a very

narrow scope of reasons for its development. They were going to be air related on small scale, mostly out of the back of the pick ups supply and distribution level of activity because it's not compatible with a lot of heavy hauling and on and on. So, I would feel that the comparisons that are spoken to so lightly in the decision under his letter are invalid whatsoever, in addition, they have nothing to do with the comparisons within our jurisdiction, Morrow County and that leads me then to a forepoint that there are a number of fallacies illogically utilized in the structure of his argument, which I feel are very shallow.

Fifth, the attachments themselves are not data in which either for the purposes of this discussion or for the purposes of refuting and contentions parallel discussion in addition are strictly heresy. We don't even know that they are used with the authors or producers permission, though some of them are excerpts from public record and I will allow that yes, they are in a public domain.

Sixth, it's obvious the author is unfamiliar with the history of the physical terrain under discussion here and lastly, there are factual errors that perhaps extend beyond just the topography. If the letter, at least nine pages, are retained in the record, I would plead separately to strike the four attachments that go along with it. Lastly, I have two comments. One, when we look back for a minute suggesting that since the inception of the Port of Morrow speaking to a broadly based and widely perceived community need for a development entity in the late 1950's and moving into the Port, if you would, the establishment of its activation in 1960. Since that time, we've seen substantial dividends produced by the vision of those founders and subsequent Port Commissioners and supportive parties. The number of jobs created and retained, the diversification in the economy, the forward and progressive outward looking orientation of a larger component of this county, and that being based from a large component of this county's comparative success during some economic ups & downs, all speak very well of the ability of the Port to judge current situations and make plans which will be then realistically implemented in the future. The Port is at a minimum directly or supportively responsible for over 2,000 jobs in this county in non-traditional areas of endeavor with the Port's exception, power generation or at least potential power generation, food processing, and some of the support industries there to.

Based on that record, I don't think it's untoward to look ahead and justify with all our hearts this savings account, if you would, land that's set forth these subject properties. It's there to spend if we need to. It's not developed or committed now and I don't pretend that it is. But, if we should be so lucky as to successfully compete for the proposed super conducting super collider, then every square inch of this property and more will be necessary to see that implemented in our county and in our area. The same land use planning process that provides for banking these lands, as is done rightfully so in this proposed plan, is the land use plan or land use scheme statewide that should make alternative sites in this state doubtfully suitable if we do indeed let us protect valuable resource land, then there should be a human cry from amongst those who support land use planning to site the collider in a place like Eastern Oregon."

Amended

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION MEETING  
MONDAY, JANUARY 27, 1986  
IRRIGON, OREGON

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

MEMBERS PRESENT - Chairman Bristow, members Dan Creamer, Marvin Padberg, Cecil Jones, Kent Goodyear and Mary Michael.

MEMBERS ABSENT - Mary Ellen Coleman, Don Russell

OTHERS PRESENT - Staff Deane Seeger, Lori Bergstrom, Ex Officio Member Irv Rauch, and Rick McNerney, District Attorney.

MINUTES OF NOVEMBER 25, 1986 MEETING - The minutes were amended on the second page, fourth paragraph. Discussion should have been on Tower Road that goes to the PGE Plant, not on the road between Boardman and the Willow Creek Valley. Condition number three of the Boeing Aerospace Company Remote Antenna Range was also amended to Tower Road instead of the proposed Ione-Boardman Road. Minutes were approved as corrected.

LAND PARTITIONING - SHIRLEY RUGG - Application was received to partition 4.26 acres out of an exclusive farm use zone, 160 acre minimum, located in Township 4S, Range 26E, Section 10, Tax Lot 1500. Seeger reported that no final action could be taken this evening because of a question raised by the county surveyor as to the validity of the person doing the survey without being a licensed surveyor. Seeger stated a staff report had been done on this application because we have to make sure that we are not in violation with the Oregon Revised Statutes that deal with the division of exclusive farm use lands, as well as our Comprehensive Plan. Certain criteria must be met to have less than 160 acres in an exclusive farm use zone and the staff report was prepared so that we would have some findings of fact. Seeger read the staff report. Discussion followed on farm deferral. Seeger stated that the County Assessor's opinion was that he himself could determine whether this remains in farm use, etc. Commissioner Padberg raised the issue that in the future another owner of this parcel may refuse access to the property or complain about spraying, etc. Discussion followed. Chairman Bristow directed staff to check the requirements as to the surveyor being licensed and to also check with Mrs. Rugg about putting a condition on the partitioning that the parcel could only be used for management of that property (which would probably have to be in the deed). The matter will be taken up again at the next meeting.

COMPREHENSIVE PLAN RECAP - Seeger read a letter from LCDC stating they will not sign the acknowledgement of the Comprehensive Plan until the County is able to make necessary changes in the plan to comply with statewide planning Goal 2 (East/West Boardman and SE Irrigon area). The letter also stated that LCDC did not sustain any of 1,000 Friends of Oregon's objections on industrial zones, Goal 5 or anything else. Discussion followed on the hearing to be held in Salem Thursday.

ZONE CHANGE - BOEING - DISCUSSION ONLY - Chairman Bristow read a letter from Earl Bowden, president of Boeing Agri-Industrial Company, commenting on the results of our last meeting. The letter stated BAIC does not believe that Tower Road is now a public road and also BAIC has not consented and does not consent to any Ione-Boardman Road.

Seeger then reviewed Boeing's application for a change of zone for 10,240 acres from Exclusive Farm Use to Industrial. Seeger reported the application was questionable as to who was applying for the zone change - the State of Oregon who actually owns the land, Boeing Aerospace, or Boeing Agri-Industrial. Seeger reported the application was returned with copies from our Zoning Ordinance requesting that they fill out the application properly so we will know exactly who is doing what. Question was raised as to what Boeing's letter actually meant. Seeger replied that they were staying on record as being in opposition to the Ione-Boardman road and they were also not acknowledging Tower Road as a public road. Commissioner Michael replied that it is part of our conditional use that that stays operational as a public road and maybe we should contact Aerospace and say the parent company doesn't want to abide by the rules - they have put alot of money out there already and we want the assurance that it is going to stay open; it's between the two of you. Chairman Bristow remarked the only thing we were talking about was that portion of road coming off the highway into the plant and the reason we want that open is access for PGE and we want to make sure it's not cut off forever for the Comprehensive Plan when we do try to achieve that.

Chairman Bristow spoke briefly on the necessity for access to the range and thought it would be a good idea to combine all the reasons and sit down with Boeing and rationally negotiate a mutual, beneficial agreement for this whole area. Commissioner Michael replied that she would like to see a response to their letter. Chairman Bristow stated he would write a response. The letter will address the needs of Morrow County, Mr. Bowden's communications and justification for a road crossing the Industrial Park. Bristow stated that the Commission needs to emphasize that conditions listed in permits must be negotiated, changed or enforced but not ignored.

SUPER COLLIDER ZONE AND GOALS - Seeger reported that someone had mentioned to him that this would be a good time for Morrow County to consider a Super Collider Zone. The zone would have to originate at the Planning Commission level and it would be the first of its kind. Bristow replied that maybe we could have a zone overlay saying this is a super collider industrial zone and describe it in some way. If this was accomplished prior to arrival at the federal level, it would save negotiating time later. To create a new zone, two public hearings would have to be held, then it would go to the County Court. It was decided to talk to some of the LCDC staff Thursday for ideas. Commissioner Rauch also reminded the Commission that we would have to consider the impact of 3,000 people.

Chairman Bristow stated that the Commission ought to have three or four goals for the coming year in addition to the normal month to month administration. The goals will be:

- 1) To establish a Superconducting Supercollider Zone
  - a) Talk with the State
  - b) Design overlay maps
  - c) Locate Masterplan data

- 2) Establish around cities grids that extend into the urban growth boundaries so that they will know where the roads are going to go and get with City Planning Commissions and say this is your urban growth boundary, how do you want it to grow. Growth will be organized when it happens.
- 3) Get road across range so that anything that does develop goes into Morrow County.

Commission members accepted the goals for the year.

Commissioner Michael suggested that we contact the SSC Zone back east (firmalab) and get ahold of their planning commission to see how they establish zones. Commissioner Jones replied we should also be working with the Umatilla Planning Commission.

Staff was directed to establish who owns the farmland and industrial space age park, who controls it and who must consent for any new roads across the area. Action to be complete prior to next meeting.

Discussion followed on how to approach cities on grid system. It was decided that our commission would need to provide some of the leadership. Members of the County Planning Commission should address the cities as to the grid systems for the future. A member of the commission will attend their city's planning commission meeting.

**RAUCH REPORTS** - Commissioner Rauch briefly reported on the Coalition stating that they were not trying to destroy LCDC. They are still trying to put the program together and are working on finances, etc.

**BUILDING INSPECTION** - Seeger reported that we now have an interim building inspector who will be working on weekends on an hourly basis.

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

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Chairman Bristow spoke briefly on the necessity for access to the range and thought it would be a good idea to combine all the reasons and sit down with Boeing and rationally negotiate a mutual, beneficial agreement for this whole area. Commissioner Michael replied that she would like to see a response to their letter. Chairman Bristow stated he would sit down and write a letter to calrify this one point on the "cooperation" and the letter will be passed around for comments first. The thrust of the letter will address the needs of Morrow County and then address his letter and say exactly what happened at that meeting and what we felt about it and then suggest that we meet with him and his people at some point in the future and see what their plans are and what our plans are for the future. Bristow emphasized that the Commission needs to show we set conditions and either negotiate back on them, change them, or enforce them, but we don't set them and watch people ignore them.

SUPER COLLIDER ZONE AND GOALS - Seeger reported that someone had mentioned to him that this would be a good time for Morrow County to consider a Super Collider Zone. The zone would have to originate at the Planning Commission level and it would be the first of its kind. Bristow replied that maybe we could have a zone overlay saying this is a super collider industrial zone and describe it in some way. If this was all set up by the time it gets to the federal level, it would save time negotiating with every city. To create a new zone, two public hearings would have to be held, then it would go to the County Court. It was decided to talk to some of the LCDC staff Thursday for ideas. Commissioner Rauch also reminded the Commission that we would have to consider the impact of 3,000 people.

Chairman Bristow stated that the Commission ought to have three or four goals for the coming year in addition to the normal month to month administration. The Goals would be:

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- 3) Get road across range so that anything that does develop goes into Morrow County.

Commissioner Michael suggested that we contact the SSC Zone back east and get ahold of their Planning Commission and see how they established zones. Chairman Jones replied we should also be working with the Umatilla Planning Commission.

Staff was directed to establish who owns the bombing range and who controls it and who has consent for any roads between now and the next meeting.

Discussion followed on how to approach cities on grid system. It was decided that our commission would need to provide the leadership. Members of the County Planning Commission could address the cities as to the grid systems for the future. A member of the commission could attend their city's Planning Commission meeting and have a draft letter to present to the meeting. Staff was directed to prepare a letter for the representative of each city to take to their planning commission meeting.

RAUCH REPORTS - Commissioner Rauch briefly reported on the Coalition stating that they were not trying to destroy LCDC. They are still trying to put the program together and are working on finances, etc.

BUILDING INSPECTION - Seeger reported that we now have an interim building inspector who will be working on weekends on an hourly basis.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, FEBRUARY 24, 1986  
LEXINGTON, OREGON

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

MEMBERS PRESENT - Chairman Bristow, members Kent Goodyear, Mary Michael and Don Russell

MEMBERS ABSENT - Mary Ellen Coleman, Cecil Jones, Dan Creamer and Marvin Padberg

OTHERS PRESENT - Staff Deane Seeger, Lori Bergstrom; County Commissioner Irv Rauch; and guest John Grace, manager Inland Empire Bank

MINUTES OF JANUARY 27, 1986 MEETING - The minutes were amended and will be held for approval at the next meeting (March).

LAND PARTITIONING - JOSEPH HAWS, IRRIGON - Application was received to partition a five acre parcel and a two acre parcel located in Township 5N, Range 26E, Section 23, tax lot 1302, in a Rural Residential 1 acre minimum zone. Application and survey were found to be in order. Discussion followed on the five acre parcel. Access to that parcel is by a platted county right-of-way (Sixth Street West). The road has never been developed. Discussion followed on ingress and egress. It was decided the buyer should be aware that he will have to provide ingress and egress to this parcel as the county will not build a new road. The County will not accept the road for maintenance until it reaches specific standards acceptable by the County Court. Seeger stated an irrigation ditch runs down the middle of the platted right-of-way. Discussion followed on conditioning the application. Kent Goodyear moved to approve the land partitioning based on the following conditions:

1. That any building will be subject to an agreement between the property owner and the County Court as to the development and maintenance of Sixth Street West.
2. That access on Sixth Street West will not hinder the present irrigation system.
3. Approval of the land partitioning is pending determination of the county's legal responsibilities towards providing access or maintenance of the road after access is provided.

Don Russell seconded the motion and motion passed unanimously. Discussion followed on issuance of building permits on that parcel. Kent Goodyear amended his motion to include an additional condition:

4. No Building permits will be issued on the northern parcel until such time as these conditions are satisfied.

Mary Michael seconded the amendment. Motion passed unanimously.

LETTER TO BOEING - Discussion followed on Chairman Bristow's draft letter to Mr. Earl Bowden, President, Boeing Agri-Industrial Company, Seattle. Additional input was received on Tower Road. PGE built Tower road and feel they have the absolute lease on the road and if anyone is going to do anything to the road it would have to be with PGE's approval. The draft letter was then reviewed and discussed and changes made.

PROPOSED ZONE CHANGE - BOEING - Discussion was then held on the proposed zone change applied for by the Oregon Department of Veteran's Affairs. Seeger stated that the hearing date had been scheduled for March 31, 1986 at 8:00 p.m. at the Irrigon Annex Building. Notices will have to be sent to LCDC as required by ORS 197.610 through 197.625 and OAR 66-18-005. This must be done 45 days prior to the second and final hearing required to be held 60 days after the initial hearing or sooner, i.e., May 26, 1986. LCDC notice must be in no later than April 10, 1986. By June 2, 1986, the decision of the Planning Commission must be sent to the County Court. The County Court will hold a public hearing to consider the recommendations of the Planning Commission by June 18, 1986. Five days after a decision, the action taken must be filed with LCDC, Salem. Before action is final, an appeal time of 15 days will be in effect. It was decided to have a study session on Wednesday, March 26, 1986, at 2:00 p.m. at the Public Works Building in Lexington to prepare for the public hearing.

COMPREHENSIVE PLAN ORDINANCE - Seeger reported on the SF 40 zone, East Boardman area, with a brief review of the creation of the zone and reported that the last action to take at this time is for the Planning Commission to review the ordinance creating the SF 40 Zone in the East Boardman Area and recommend to the County Court either approval or disapproval. Mary Michael moved to approve the County Court to make any necessary adjustments or changes needed in the Comprehensive Plan for approval with LCDC. Don Russell seconded the motion and motion passed unanimously. Seeger stated once the ordinance is passed it will go to LCDC and they will sign our plan in three to five days.

It was decided to send copies of the minutes to the city Planning Commissions.

LAND PARTITIONING - CLIFF COPENHAVER- Application was received to partition a 5.31 acre parcel and a 5.10 acre parcel located in Township 4N, Range 25E, Section 20, Tax Lot 705, inside the Boardman urban growth boundary. Application and survey were found to be in order. Commissioner Michael moved to approve the land partitioning. Kent Goodyear seconded the motion and motion passed unanimously.

CONSOLIDATION OF LOTS - GENNELL CASWELL - Application was received to consolidate lots located in Township 5N, Range 27E, Section 30, Tax Lot 114, located inside the Irrigon urban growth boundary. A 25 foot easement will be provided along the back of all lots for half of a street to expedite the partitioning of the one acre lots into smaller lots when and if the property is annexed into the city of Irrigon and if sewer becomes available. Seeger stated the application and survey were in order and stated the existing lots have already been approved. Seeger also stated when the road is built it will have to meet city standards.

CORRESPONDENCE - There will be a meeting of the Oregon Department of Transportation March 7, 1986 at 7:30 p.m. at Pendleton city hall to discuss the Six-Year Highway plan. It was decided to have the Ione-Boardman road brought to the attention of those attending the meeting.

A public hearing will be held March 25, 1986, at 7:00 p.m., Riverside High School to review the withdrawal of the Bombing Range.

A letter was read addressed to Commissioner Jerry Peck from Mr. John Gorham inquiring about the status of Montana Avenue. Seeger stated that when the County Surveyor approved the plat for Magic Gardens (showing Montana Avenue as vacated) that it automatically deleted Montana Avenue.

Discussion followed on road standards. Seeger stated that the County has developed a policy that they will accept no new roads unless they are paved to minimum standards, however, minimum road standards for maintenance covering rural subdivisions have never been adopted by the County Court. Questions were raised as to the division of responsibility between cities and county for roads and standards in urban growth boundaries.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, MARCH 31, 1986  
IRRIGON, OREGON

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

MEMBERS PRESENT: Chairman Bristow, Don Russell, Mary Michael, Kent Goodyear, Dan Creamer, Cecil Jones.

MEMBERS ABSENT: Mary Ellen Coleman, Marvin Padberg.

OTHERS PRESENT: Deane Seeger, Lori Bergstrom, Staff; Greg Gallien, Chairman, Irrigon Planning Commission; Caryle Gallien, Rick McNerney, District Attorney; Bob Miller, Port of Morrow; Joe Byrne, Kennewick.

MINUTES OF JANUARY 27, 1986 and FEBRUARY 24, 1986 MEETINGS: Kent Goodyear moved to approve the minutes. Don Russell seconded the motion and motion passed unanimously.

ZONE CHANGE - SUBURBAN RESIDENTIAL TO COMMERCIAL - BRUCE NICHOLS, AGENT - Application was received for change of zone from Suburban Residential to Commercial on .62 acres located in Township 5N, Range 26E, Section 25B, Tax Lot 1300, northern parcel. Seeger stated this was our first request for zone change under our newly acknowledged comprehensive plan. As a result, any change to the comprehensive plan, i.e., zoning, text or map itself, requires a public hearing. The purpose for the first initial hearing is to collect the findings of fact, the intent of the applicant and then staff will prepare a staff report based on the information. The Planning Commission will then have the facts before them as a matter of record when they study the request. The property is located inside the urban growth boundary of the City of Irrigon. After this meeting, the information will be taken to the Irrigon Planning Commission meeting. At the next Planning Commission meeting of April 28th, there will be a full staff report plus input from the city of Irrigon. LCDC stated that since the property is located inside the urban growth boundary and has committed lands around it, there would be no need for an exception report.

Seeger stated the proper public hearing notice appeared in the county newspaper, surrounding property owners had been notified with no response received back, and the application and filing fee were found to be in order. Seeger then read a list of uses permitted outright in a Commercial zone and conditional uses permitted in a Commercial Zone. Questions were then asked of Mr. Byrne, who is buying the property.

Mr. Byrne stated he drives for Western Empire and is buying the property because of its ideal location along his route. Mr. Byrne will use the property to park and maintain his six semi-trucks and tractors. Applicant will be constructing a building large enough to pull a tractor into. There will be no storage of fuel tanks or potatoes on the property.

Seeger stated the State will not grant any new entries off of Highway 730, so applicant would have to use Third Street West for ingress and egress, with the approval of the Morrow County Public Works Director. Seeger also pointed out

that there is an operating irrigation ditch running parallel with Third Street West with quite a slope situation. The property would need to be leveled and a grading permit obtained from the county because of a drop-off from the shoulder. There would have to be an engineered embankment of some type and a safety device along the road because the county will not completely re-do the road. Applicant feels he could level the ground and use the dirt to fill the hole with. Applicant will be installing a septic tank and approval of the permit will be based on DEQ approval.

Chairman Bristow stated for the meeting of April 28th, applicant will have to provide the Planning Commission with the following:

1. What the right-of-way is on the ditch.
2. Some sort of engineered data on the ditch, that if graded it won't wash out.
3. Plat of how intend to organize property (where building will be, where trucks will be parked, truck turn around area, ingress and egress, what the surface will be, storage, if any, etc.)

Bristow also warned applicant that what he stated he will not do on the property will probably be put down as a condition. Recommendations will be taken from the city at the next hearing. Hearing continued until April 28th, 1986 meeting.

ZONE CHANGE - OREGON DEPARTMENT OF VETERAN'S ADMINISTRATION: Chairman Bristow read a letter from Richard Canaday, attorney for Boeing, confirming the request made on phone on behalf of the Oregon Department of Veteran's Affairs and Boeing Agri-Industrial Company to defer the initial hearing of the Comprehensive plan and zone change application to April 28th, 1986, to enable them to submit additional facts and materials. Study session questions were then reviewed. It was decided to invite the Ione Planning Commission to the April meeting. It was also decided to hold April's meeting at the Boardman Council Chambers. A study session was scheduled for Wednesday, April 23, 1986 at Lexington at 7:30 p.m. Discussion followed on the proposed Ione-Boardman road. Seeger was directed to contact representatives of Senator's Hatfield and Packwoods office to notify them as to what is happening and also to open lines of communication. It was decided that some time after the April hearing the Planning Commission will visit the site.

Mary Michael moved to send a letter to the Morrow County Court recommending to develop a road that joins Tower Road to Ella Road and crossing the Boeing Agricultural lands and the proposed Boeing Space Age Industrial Park. It is recommended that negotiations be opened with Boeing and the Oregon Veteran's Administration to obtain the right-of-ways for the proposed road. Such negotiations are in line to satisfy county planning for improved infrastructure to accommodate industrial development and ensure emergency and farm use access across the county from north to south via the shortest possible distances. This overall planning is consistent with the planning goals instituted by the Morrow County Planning Commission. Cecil Jones seconded the motion and motion passed unanimously. Discussion followed. Mary Michael moved to amend the motion to include that the Planning Commission would like to be part of the negotiating process. Don Russell seconded the motion and motion passed unanimously.

AGENDA ITEMS: Chairman Bristow stated there would be agenda items as follows until the items are satisfied:

1. Industrial Zoning for Super Conducting Supercollider
2. Planning Guide
3. Urban Growth plans for cities

It was decided to request minutes from other city Planning Commission meetings.

CORRESPONDENCE REVIEWED: Seeger read a letter from LCDC stating the county was eligible to receive Comprehensive Plan maintenance grants. Staff will be applying for the grant. Seeger also reported Brent Lake, LCDC field representative, will be assisting the smaller cities with their comprehensive plans and updates.

Seeger reported that the County Court was reviewing the position of building inspector. Dan Creamer moved to recommend to the County Court to hire a building inspector based on future building of the fish hatchery and anticipated facilities at the Port as well as services for the general public utilized by the citizens of Morrow County. Mary Michael seconded the motion and motion passed unanimously.

ADJOURNMENT: Creamer moved to adjourn the meeting at 10:00 p.m. Don Russell seconded the motion. Motion passed unanimously.



MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, APRIL 28, 1986  
BOARDMAN COUNCIL CHAMBERS

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

MEMBERS PRESENT - Chairman Bristow, Dan Creamer, Cecil Jones, Mary Michael, Don Russell, Marvin Padberg, Kent Goodyear

MEMBERS ABSENT - Mary Ellen Coleman

OTHERS PRESENT - Staff Deane Seeger, Lori Bergstrom; Irv Rauch, Ex Officio member; Rick McNerney, District Attorney; Bob Miller, Steve Lindstrom, Louis Carlson, Port of Morrow; John Prag, Mountain Valley Land Co.; Tom Kingston, P.G.E.; Jay Robinson, Boeing Agri-Industrial Company; Charles "Butch" Gehely, Veterans Administration; Richard Canaday, Attorney at Law; Bob Lindsey, Boeing Aerospace; Liz Warman, Boeing Public Relations

MINUTES OF MARCH 31, 1986 - Mary Michael moved to approve the minutes as mailed. Dan Creamer seconded the motion. Motion passed unanimously.

ZONE CHANGE CONTINUATION - BRUCE NICHOLS, AGENT - John Prag, Mountain Valley Land Co., stated he was standing in for Bruce Nichols. Seeger read the staff report reminding the Commission that at the last regular meeting we had gathered facts and also stated that this was an application for zone change only. The use, if not an outright use, would fall under a conditional use permit. The city of Irrigon had not commented on the application as no one showed for their last planning commission meeting. Don Russell moved to recommend for approval to the County Court the zone change based on the conditions in the staff report and the city of Irrigon's approval. Marv Padberg seconded the motion and motion passed unanimously.

ZONE CHANGE - OREGON DEPARTMENT OF VETERAN'S AFFAIRS, APPLICANT - Chairman Bristow stated that this was the first of two public hearings. The first meeting would be primarily data gathering with no decisions being made. Bristow stated the Commission would have a study session prior to the next meeting and decide how to proceed. Seeger stated for the record that the proper application, fees and notices were in order.

Richard Canaday, attorney at law representing Boeing, addressed the Commission, stating what the proposals were for the change of zone (see attached speech).

Floor was then opened for questions. Boeing feels they need a change of zone, even though they were granted a conditional use permit, because of the large magnitude of the investment. Without the confirmation of the use as a matter of right, it is very difficult for Boeing's management to commit those funds to this area. At the present, there is no plan to change the existing access road to the PGE plant, although conceivably in the long term, depending on what expansion or enlargement is done, it might be necessary. A maximum of \$200,000.00 could go to the county for back taxes (farm deferral) if the zone change is approved.

Steve Lindstrom, Port of Morrow, spoke on behalf of the Port, stating they felt that the specific conditional use for the antenna range and its expansion were appropriate and desirable and strongly supported the efforts of Boeing.

John Prag then addressed the Commission on behalf of the Boardman North Morrow County Chamber of Commerce stating from their standpoint they were wholeheartedly in support of the application to return the land to industrial use.

Discussion followed on the possibility of touring the site prior to the next meeting. Hearing to be continued at next regular meeting.

LAND PARTITIONING - ERNIE JORGENSEN, IRRIGON - Application was received to partition two acres out of Township 5N, Range 26E, Section 23C, Tax Lot 2900. Access is from Seventh Street West. Application, filing fee and survey were all found to be in order. Marvin Padberg moved to approve the partitioning. Don Russell seconded the motion and motion passed unanimously.

#### AGENDA ITEMS

PLANNING GUIDE - Seeger stated computer access has been very limited at the Courthouse. Irv stated he would check into the matter.

INDUSTRIAL ZONING FOR SUPERCONDUCTING SUPERCOLLIDER - Seeger stated he had spoken with a Mr. Joe Allen, director of planning in Illinois where a supercollider is located in his county. Mr. Allen stated he could not recall any specific supercollider zone but said he would check back in their records to see how that was implemented. Seeger was directed to see how Mr. Allen was progressing and once the data is obtained to contact and meet with the Umatilla County Planning Commission.

Steve Lindstrom, Port of Morrow, made two suggestions to the Commission. First, that the Port was interested in and supportive of a concept of a high energy physics research and development overlay in Morrow County, basically north of baseline road, and secondly that the Port would support an addition to the list of outright uses in the air industrial zone, i.e., research and development facilities for high energy physics. The Port feels that if this outright use were part of a list of uses permitted in that zone, then the Port would be able to conduct promotional activities noting they have property zoned for headquarter campus, etc. The Port will make the suggestion in a letter.

Seeger was directed to contact Matt Doherty regarding an overlay map.

URBAN GROWTH PLANS - Each Planning Commission member still needs a letter to take to their local planning commission's meeting. Staff was directed to get the letter out to the Planning Commissioners within the next two weeks. Seeger reported that Brent Lake, LCDC field representative and Dennis Olsen, Umatilla Planning Department, will set up and review procedures and update plans for Lexington, Irrigon and Ione.

OTHER - Staff was directed to write a letter to Commissioner Coleman stating we would like her to continue as a member and to try to make an effort to attend the next meeting.

Chairman Bristow then read a letter addressed to Frank Shrontz, President of Boeing, from Judge McElligott regarding the implementing procedures to obtain the necessary right-of-way for an Ione-Boardman road.

ADJOURNMENT - Chairman Bristow adjourned the meeting at 10:30 p.m.

## RICHARD CANADAY, BOEING PROPOSAL

" The basics of this proposal are to convert 10,000 acres in the northeast quadron of the space age industrial park, which is the 100,000 acre parcel in the northwest quadron of this county, change the comprehensive plan and zoning designation of that piece from exclusive farm use to industrial so that the present use of the property for a remote antenna test range can be expanded and continued. This work is being done by Boeing Aerospace Company for a government client. More than fifty sites in the Western United States were investigated using five key criteria, with this site selected as the best site meeting all five criteria outlined in the letter as well as other factors including Boeing's commitment to the State of Oregon and to this county to broaden the economic base of the county and to do what we intended to do in 1963 when the lease was signed. In 1963, we signed a lease that that 100,000 acres and with the State of Oregon, with the notion that a Cape Canaveral of the West would be created. That was just before the Saturn program dismembered itself. Since that time, we have put the property to some industrial and industrial research and development purposes as are required by the lease starting in the 1970's at the request of several legislators in this area. Boeing and others participated in development of approximately one-half the park to irrigated agriculture. They bought some ten million dollars worth in that project by bringing water from Willow Creek up into the farm. It's now used to fill PGE's Carty reservoir. Over the years, PGE has joined us out on the park and put up the coal-fired plant, there have been experiments in missiles, rockets and jet engines for supression studies, there have been some agricultural experiments including a fertilizer plant and there was a waste treatment plant at one time, but those were all on an experimental level. We would now like to use this property as was intended in 1963 for an aerospace technology. We think that this experimentation and the expansion of this facility into a permanent facility will fill the public need of Morrow County in that it will expand the economic base. The company intends to spend approximately ten million dollars in converting these what are now temporary facilities into permanent facilities. It would double the size of the targeting range, it would widen the ellipse upon which the targeting and testing is done. It would add at least four permanent buildings, it would add other doo-dads like a guard tower and extend the fence more than a mile.

The reason that the large amount of acreage is required is privacy. There's a large buffer zone surrounding the actual testing area and surrounding fence that surrounds the testing area. We are surrounded on one side, of course, by the Navy's Bombing Range. We're surrounded on the south side by Portland General Electric's facility, we're surrounded on the southwest side by some agriculture which we control through sublease, leaving only the north side for access. A factor that was very significant in the selection of this site was the fact that it was isolated and it could be secured. We anticipate that in 1986 there will be 20 new permanent and transitory employees working at the site. By 1987, there will be 35 permanent and transitory employees at the site. By transitory I mean people like Boeing engineers coming back and forth from Seattle and other scientists who'll work part time at the site and part time at the Seattle facilities. That's a very significant achievement as far as Boeing Aerospace is concerned because it does tend to change the character of the employment base at the County as a thought appropriate in the goals of the 1980 comprehensive plan, that was one of the goals to expand the economic base. We think it does no harm to the surrounding uses, PGE as an industrial use. I'm not sure what you'd call the Navy Bombing use, it's hard to fit that into a classification.

Clearly, the agricultural uses on the southwest side are not interfered with. These are non-dangerous experiments. They are shooting radio waves, if you will, that are less than one watt, which is one-fourth the power of a regular CB. We require an area that's relatively free of interfering radio frequencies and this just happens to be one of those few sites in the Western United States where there's very little interference most of the time. The scientists tell us that there's something like 200 or 210 days when they can actually conduct the experiments in this area, which is another factor which really suggests that this site is the site to have. What we're doing out there is in a way not industrial, not commercial and it's certainly not farm use. There may be one site in this state that's properly zoned for this use and that's the space age industrial park because in 1963 the state told us that is the use we were going to make of that land the the seventies allowed us to encourage other uses such as the agricultural use, but none-the-less, as you can see from the letter and particularly from the attorney general's opinion, which is attached as an exhibit to the record, notwithstanding the fact that we were allowed to put the property into agricultural and other uses. We were also required to continue the aerospace industry and industry and research development and that's exactly what we do intend to do. In a way, the state has zoned this property for you and for us, for that matter, by execution of the lease. The lease is a matter of statute which is a little know fact unless you like to read those sorts of things. Our 1963 lease actually appears in Chapter 273 of the Oregon Revised Statute, which preceeds Senate Bill 100 and I don't think anybody's ever thought of how those two statutes fit together, one requiring 100,000 acres to be used for aerospace technology and the other requiring a county and a body such as yours to classify land in different uses and then require that it be used according to the classifications. We don't see that as a problem. We hope that you don't see that as a problem either.

This area right here has another unique feature to it and that is it's almost absolutely flat. There isn't another 100,000 acres that's flat and they made it alot flatter when they put the temporary facilities in that you all had approved under conditional use permit in November. They used a grader with some kind of laser guiding device to make sure it was real flat, and then they put down asphalt and then they graveled the ellipse around it and basically what we want to do is double the length of the asphalt and double the width of the ellipse to turn these into permanent facilities and then put four buildings at one end of this little range. The combination of factors, the privacy of the site, its buffering, the ability to secure the site, its flatness, its electronic quietness, makes this an ideal site. It just so happens to be also the site where Boeing Company is encouraged to do this sort of technological development. We do intend, there is no negative impact on the ecology area from actualy testing, there'll be slight disturbance of course of soil and dust during the construction phase just like any construction but basically no negative environmental impact. The actual use doesn't require any negative environmental impact. The intent to put in our own water well and sewage collection and disposal systems by reason of the nature of the work. We'll also provide our own security and fire protection for the facilities so we'll require very little infrastructure burden by reason of use. What we have is an opportunity, I think, for the state and Morrow County and Boeing Aerospace to broaden the economic base of the county and do some good for everyone without burdening the county's infrastructure or creating any negative adverse impact. We do have additional facts that are stated either in the letter or in the information packet on the design criteria. We have additional materials by way of exhibits that are attached and now a part of the record and we would be pleased amonth the three of us, Mr. Lindsey, Butch or myself, to answer any questions you may have with respect to the project."

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, JUNE 2, 1986  
BOARDMAN, OREGON

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

MEMBERS PRESENT - Chairman Bristow, Dan Creamer, Kent Goodyear, Cecil Jones, Mary Michael, Mary Ellen Coleman, Marv Padberg, Don Russell

OTHERS PRESENT - Deane Seeger, Lori Bergstrom, Staff; Rick McNerney, D.A., Bob Miller, Steve Lindstrom, Louis Carlson, Port of Morrow; Brent Lake, LCDC; Charles Gehley, Oregon Department of Veteran's Affairs; Earl Bowden, Jay Robinson, Richard Canaday, Liz Warman, Boeing; Dick Cackle, Portland Oregonian; Kenn Evans, KLM Leasing; John O'Reilly, Readymix Sand and Gravel; Alan Holmes, Mid Columbia Excavation; Art Kegler, John Prag, Boardman Chamber of Commerce; Gale Grill, Larry Dalrymple, City of Boardman; Donna Schmidt, The Boardman Enterprise; Lynn Shook, Westinghouse; Lee Docken, Boardman; Dan Creamer, Irrigon.

PUBLIC HEARING CONTINUATION - ZONE CHANGE - OREGON DEPARTMENT OF VETERAN'S AFFAIRS - Seeger read the procedure for the Commission to following during the hearing. Let the record show that proper notice had been published for the hearing. A resolution was then read which was passed unanimously by the Boardman-North Morrow County Chamber of Commerce fully supporting the Boeing Company's position. Seeger read the staff report. Seeger stated that approval of the rezoning request will require him to provide an exception statement to accompany the Planning Commission's recommendation to the Court.

Richard Canaday, Boeing Representative, addressed the Commission. Mr. Canaday distributed letters to the Commission regarding Boeing's intention with respect to the balance of the NE quadrant area in the Space Age Industrial Park. A letter from Mr. Pinick, Executive Vice President of Boeing Aerospace, was then distributed listing several potential uses Boeing has in mind for the area. Canaday stated Boeing would like to restrict the Commission's consideration of their application at this time to 4,000 acres which are within the circular security fence. Boeing would like to postpone consideration on the remaining balance (6,240 acres) until the Planning staff and LCDC in cooperation with the Boeing Company get an opportunity to develop a Space Age Industrial Classification for the Comprehensive Plan and Zoning Ordinance. Canaday stated Boeing voluntarily restricted the application by imposing conditions subsequent to the Zoning Ordinance amendment that if Boeing does not use the property for either the remote antenna testing range or for electronics aerospace aircraft or space vehicle research or development for twelve consecutive months, then it automatically reverts according to the Zoning Ordinance to Exclusive Farm Use. Canaday stated that the Zoning Ordinance is very consistent with the non-user provision of the Boeing lease from the State of Oregon.

Canaday briefly summarized a meeting held previously that afternoon with the Planning staff, the Vice Chairman of the Commission and an LCDC Field Representative. Canaday stated they discussed establishing the Space Age Park as a multi-use concept experiment where high technology agriculture and high technology space technology development co-exist as one.

Those supporting the request for zone change were: Gale Grill, Mayor of Boardman, Steve Lindstrom, Port of Morrow, John O'Reilly, Readymix Sand and Gravel, and Kenn Evans, KLM Leasing. No one spoke in opposition of the proposed zone change.

Brent Lake, LCDC Field Representative, stated LCDC had submitted a letter based on the original application to change 10,000+ acres to industrial. LCDC had objected to the 10,000 acres being rezoned as it would have violated Goal 2 (Planning Process) and Goal 3 (Agricultural Lands). Mr. Lake personally felt the reduced version for the application was a good one and stated he would be willing to work on a new zone proposal for the remaining 6,240 acres. Lake stated he would review any proposal as LCDC's commitment is to work with the County and Mr. Lake also felt that Boeing Corporation had a legitimate application, but it was just a matter of how to structure the application.

Charles Gehley, Oregon Department of Veteran's Affairs, stated he agreed with Boeing's application for 4,000 acres.

Earl Bowden, Boeing, stated that if for security reasons or if traffic increases, the existing Tower road will have to be moved, but there are no plans to move it now. An all weather road would be built if the road had to be moved. Mr. Bowden also stated that the 4,000 acres would be enough for the antenna testing only, and the additional acreage, if denied a change of zone, could not be used for anything. The reduced acreage will not affect the proposed 25 to 30 new jobs.

Boeing stated that they would like to consider the remaining 6,240 acres as soon as possible.

Dan Creamer moved that the Morrow County Planning Commission recommend to the Morrow County Court that it change from Exclusive Farm Use to Industrial the Comprehensive Plan and Zoning designation of the approximately 4,000 acres of tax lot 100 in the northeast quadrant of the Space Age Industrial Park for the uses and reasons stated in Boeing Agri-Industrial Company's April 28th letter subject to the conditions subsequently stated in Boeing Agri-Industrial Company's May 15th letter, and postpone consideration of the Comprehensive Plan and Zone designation request on the balance of the 10,240 acres until this fall in order to allow the staff, LCDC and Boeing to draft and bring to the Commission a proposed Space Age Industrial classification for the Comprehensive Plan and Zoning Ordinance. Mary Michael seconded the motion and motion passed unanimously.

## AGENDA ITEMS

PLANNING GUIDE - Lori stated a computer was now available in the afternoons and she would start on the guides this week.

SUPER COLLIDER ZONING - Bristow stated that no further meetings had been held and they were still waiting for Bob Ferguson to return from Washington D.C.

URBAN GROWTH BOUNDARIES - Seeger stated Brent Lake, LCDC Field Representative, has started working with the cities on updating and revising their plans.

CORRESPONDENCE - Seeger stated the new fish hatcher (Umatilla River Hatchery) would be obtaining a conditional use permit in the near future. Seeger stated in reviewing documents related to the Hatchery, the deep water off of Paterson Ferry was mentioned as being preserved.

MINUTES OF APRIL 28, 1986 MEETING - Marv Padberg moved to approve the minutes as mailed. Dan Creamer seconded the motion and motion passed unanimously.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, JULY 28, 1986  
IRRIGON, OREGON

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

MEMBERS PRESENT - Chairman Bristow, Kent Goodyear, Mary Ellen Coleman, Mary Michael,  
Don Russell

MEMBERS ABSENT - Cecil Jones, Dan Creamer, Maryin Padberg

OTHERS PRESENT - Deane Seeger, Lori Bergstrom, staff; Rick McNerney, District Attorney;  
Alex Jackson, Vernon Stewart, Margaret and Ernie Jorgensen, Don Jorgensen,  
George Horace, Irrigon.

MINUTES OF JUNE 2, 1986 MEETING - The minutes of the June 2, 1986 meeting were approved  
as mailed.

COLUMBIA VIEW COMMUNITY CHURCH - ZONE CHANGE - INDUSTRIAL TO RURAL SERVICE CENTER -  
Application was received for change of zone from Industrial to Rural Service  
Center on 1.69 acres located in Township 5N, Range 26E, Section 23C, Tax  
Lot 3000. Application, filing fee, and public hearing notice were all found  
to be in order. Seeger read the staff report. There was no discussion.  
Don Russell moved to recommend approval to the County Court for change of zone.  
Mary Ellen Coleman seconded the motion and motion passed unanimously.

JORGENSEN TRUCKING CONDITIONAL USE PERMIT REVIEW - Copies of the conditions imposed  
at the September 24th, 1984 meeting were distributed. Photos of the property  
were shown to Planning Commission members. Lori reported that there had  
been no complaints from neighboring landowners and there were no violations  
of the conditions. Mr. Jorgensen stated that he would like to look into  
the possibility of putting up a fence where the trees are currently. Staff  
was directed to research fence regulations. Neighboring property owners will  
be notified of any proposed changes to the property. It was decided to review  
the case again in one year.

PLANNING GUIDES - Lori reported that a Resource Overlay Zone needs to be written and  
added to the Zoning Ordinance, then the guides will be ready to print.



SSC ZONE - Seeger read a memo in which he stated the County Counsel would be writing an Overlay Zone which would permit the permanent installation and operation of a superconducting supercollider. Seeger stated the next step would be to get Umatilla County and any city the collider might pass through to do the same.

URBAN GROWTH PLANS - It was decided to have staff sign the letter drafted by Seeger addressed to each city Planning Commission and state which representative would be attending their meetings. (Don Russell - Boardman, Mary Ellen Coleman - Irrigon, Marvin Padberg - Ione, Kent Goodyear - Heppner, Deane Seeger - Lexington). It was also decided to add the statement about the SSC drafted by Mary Michael to the letter. Staff was directed to send an invitation to the Umatilla County Planning Commission along with the statement about the SSC to attend our next meeting, which will be held in Irrigon. Discussion will be about a draft overlay zone for the supercollider. Copies of the letter will also be sent to Matt Doherty, Chairman SSC, Port of Morrow, the County Court, and the City of Hermiston.

Bristow then briefly brought the commission up to date with proposed developments north of Ione. Bristow also stated that a Boeing representative visited Morrow County and was shown Ella Road and listened to how vital the road is to the County as a whole. Bristow stated the representatives' comments were favorable.

UMATILLA SUMMER STEELHEAD HATCHERY - Seeger stated he had reviewed a draft environmental statement on the Umatilla Summer Steelhead Hatchery. Seeger read a memo he had written addressing some problems with the statement. Seeger then read a reply from BPA. It was decided the Commission needs to do some follow up on the memo with a letter asking BPA when they are going to come in for their conditional use permit. Seeger stated problems in that area are mainly due to traffic circulation. The possibility of imposing weight limits to the roads in that area were discussed, which would force large trucks to take an alternative route to the hatchery. The Planning Commission decided that before BPA applies for a conditional use permit, they need to visit the site. It was decided to meet early before the next meeting (6:45 p.m.) and tour the area. Staff was instructed to show a plan of the way the routes should be, then show a plan of how the routes really

are. Staff was also instructed to find out what recommendations the planning commission gives to County Court for load limits.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, AUGUST 25, 1986  
IRRIGON, OREGON

The Commission met at 6:45 p.m. to tour the fish hatchery area

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

MEMBERS PRESENT - Chairman Bristow, Kent Goodyear, Mary Ellen Coleman, Dan Creamer, Mary Michael, Marv Padberg, Don Russell.

MEMBERS ABSENT - Cecil Jones

OTHERS PRESENT - Deane Seeger, Lori Bergstrom, staff; Irv Rauch, Ex Officio Member; Rick McNerney, D.A.; Bob Miller, Port of Morrow; Don Eppenbach, City of Irrigon; Ken Kamerrer, Ray and Connie Martin, Ben and Maxine Ramirez, William and Elsie Hawk, Juan and Concepcion Rodriguez, Honeywild Estates.

MINUTES OF THE JULY 28TH, 1986 MEETING - The minutes of the July 28th, 1986 meeting were approved as mailed.

SSC & OVERLAY ZONE - Deane read an example of a draft overlay zone. An overlay zone conditions a zone change. It would also allow the superconducting super collider to pass through any zone. Adoption of an overlay zone would be an amendment to the existing county zoning ordinance, however, the action taken will be done by ordinance. County Court would adopt the ordinance. It was decided to invite Matt Doherty and Joe Burns to attend our next meeting and to send them copies of the draft. Staff was instructed to continue to gather and add information.

Discussion followed on the appeal by 1,000 Friends of Oregon on the Comprehensive Plan. Seeger stated LCDC will defend our Comprehensive Plan when it does come up for appeal. It was decided to concentrate on what's really being appealed (amount of industrial land, etc.) instead of worrying about things like the long billed curlew.

VARIANCE APPLICATION - CONNIE MARTIN - Application was received for a variance to the Zoning Ordinance under Article 7 to place an additional mobile home in a suburban residential 1 acre zone located in Township 5N, Range 27E, Section 30 BD, Tax Lot 600. The purpose of the variance is due to hardship reasons. Mrs. Martin stated her daughter is currently mentally imbalanced and needs to be on her own but also needs someone to watch her. She stated her daughter is not capable of raising a child. It was brought to the Commission's attention that the covenants of Honeywild Estates do not allow single-wide mobile homes in the subdivision. Applicant's request for an additional mobile home would be for a single wide. Ken Kamerrer, a developer of the subdivision, stated he did not object to changing the covenants to allow single-wides. Ray Martin, property owner, spoke in favor of allowing single-wides into the subdivision. Ben Ramirez, property owner, stated he bought the property because he liked the idea of not having single-wides in the subdivision. Planning Commission and District Attorney decided that the subdivision has restrictive covenants on the deed and the Planning Commission does not have the authority to change them. Neighbors did not object to the short term placement of a single-wide on the same acre for one year.

Since the Planning Commission could not approve the application, the Commission stated that they were in agreement to the variance as long as the following were met:

1. Letter from Dr. Manley regarding daughter's mental health.
2. Approval from the City of Irrigon.
3. Mobile home will be legally sited and inspected.
4. Agreement from each property owner approving in writing the location, siting and removal of the mobile home. Mobile home will be removed no later than one year.

Mary Michael moved to recommend to the City of Irrigon Planning Commission that the Morrow County Planning Commission will have no objection to the request as long as the above conditions are met. Don Russell seconded the motion. Motion passed unanimously. Marv Padberg moved to authorize staff to proceed with the necessary permits once the conditions were met. Dan Creamer seconded the motion and motion passed unanimously.

Discussion followed on the road leading into Honeywild Estates. It was decided the road is private and property owners may place signs along the road. Staff was instructed to look into the possibility of what it would take to bring the road up to standards so the county would maintain it.

FISH HATCHERY AREA TOUR - Seeger reviewed the history of the area. Traffic circulation data and maps were passed out to members. Seeger recommended that no A-95 approval be granted until a precise study has been made on traffic circulation, design of interchanges and intersections have been completed and a cost analysis made and cost sharing by BPA and other federal agencies has been made. In addition, Seeger stated the second fish hatchery as well as the first one is impacting existing land use and traffic patterns. Conflicting uses include but are not limited to: 1. Industrial-recreational along Patterson Ferry and 2. Traffic patterns that make use of the Old Columbia River Highway. Discussion was held on sending letters to senators and representatives based on our concerns and also on having BPA hold their public hearing here to consider this information. Seeger stated a Tom Clune from Fish and Wildlife is available to attend meetings and answer questions. Staff was instructed to have a representative sent down from BPA to attend our next meeting. Bob Miller, Port of Morrow, stated that Tidewater, as portion of deeds, has rights to the bomb docks and requires that there be an opening there. Seeger was instructed to write a letter to BPA and the Senators stating we have reviewed the environmental impact and we feel that there are two primary points of interest: 1. Saving that deep water, preserving that land for recreation, moving the site to the east end 2. Coming up with a traffic analysis and a cost sharing program. Also to be mentioned are the fact that Industrial and Recreational uses have co-existed in Morrow County historically and to try and get a statement from the Colonel at the Army Depot. Letter is to be coordinated properly with the County Court, the Port of Morrow, and the City of Irrigon before sending.

URBAN GROWTH BOUNDARY - Mayor Eppenbach read a letter to the council in which the city would like the county to consider a proposed expansion boundary, which would be separate from the urban growth boundary. The city's original comprehensive

plan allowed for a proposed expansion boundary but it was never clearly defined at the time. The city would like the proposed expansion boundary to be the same area as the cemetery district, fire district and park district, which would be from the County line to Patterson Ferry Road and from the Columbia River to the West Extension Irrigation Ditch (same area as taxed). City would like to have some say on the developments out of the urban growth boundary to insure that the roads that are put in will match up with city service, ensure proper fire protection, etc. Discussion followed on whether the proposed expansion area was acceptable or too large. County decided city needs to define the area, justify it and also come up with a definition of a proposed expansion boundary. Mayor stated he would be back at a future meeting.

FENCING REGULATIONS - DON JORGENSEN - Seeger stated there are certain standards that need to be met when building a fence. Commission decided to have Jorgensen come in with a proposal of his own so the Commission could make a decision for or against.

CORRESPONDENCE - CITY OF IRRIGON - Seeger read a letter from the City of Irrigon stating the city prefers on-site disposal at the Umatilla Army Depot rather than transporting nerve agents. The city also asked that emergency evacuation plans be re-examined. Discussion was held on the gate north of the Depot which is locked, and also on accidental spills and emergency routing systems. Mary Michael reported on emergency procedures and will be attending a meeting in September as a Planning Commission representative.

MORROW COUNTY SCHOOL DISTRICT - Mary Michael reported that a letter had been sent from the Morrow County School District Board of Directors stating that they support the efforts of the Planning Commission to bring a road for public use or permit use from Tower Road and northwest Morrow County to Ella. The letter stated that "anticipating that in the near future, if such a road were available, the district may wish to consider transporting students across such a road."

Discussion followed on imposing load limits on Old Highway 730. It was decided to discuss the matter at the next meeting.

ADJOURNMENT - Chairman Bristow adjourned the meeting at 10:45 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, OCTOBER 27, 1986 - 7:30 P.M.  
LEXINGTON, OREGON

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

MEMBERS PRESENT - Chairman Bristow, Cecil Jones, Mary Ellen Coleman, Kent Goodyear, Mary Michael, Dan Creamer, Marv Padberg

MEMBERS ABSENT - Don Russell.

OTHERS PRESENT - Staff Deane Seeger, Lori Bush; Ex Officio Member Irv Rauch; Larry Dalrymple, Gale Grill, City of Boardman; Doug Trudeau, Boardman

MINUTES OF AUGUST 25, 1986 MEETING - The minutes were approved as mailed.

LAND PARTITIONING - DOUG TRUDEAU, BOARDMAN - Application was received to partition one 3.2 acre parcel and one 2.42 acre parcel located in Township 4 North, Range 25E, Section 20A, Tax Lot 7400, located within the City of Boardman's Urban Growth Boundary. Application, survey and legal description were found to be in order. Mary Ellen Coleman moved to approve the land partitioning based on the following conditions: 1) Approval by the City of Boardman. 2) Subject to street right-of-way surveyed and described. 3) County will not accept maintenance of the road unless built to county standards by the owner. Marvin Padberg seconded the motion and motion passed unanimously.

SIMPLIT FEEDLOT - Boardman Mayor Gale Grill stated he was appearing before the Commission because of the numerous complaints received of odor and flies coming from the feedlot. Testimony from public hearings and various meetings was reviewed. Conditions listed in the staff report of April 28, 1980 were: 1) Feedlot be designed and constructed in the same manner as the one in Caldwell, Idaho, which was inspected by members of the Morrow County Court and Planning Commission on April 21, 1980. 2) That all applicable rules and regulations of the Oregon State Department of Environmental Quality be adhered to and that this will be accomplished prior to issuance of a building permit. 3) That all plans and structures proposed are to be approved by the State Department of Commerce. 4) That regulations of the North Morrow County Vector Control District be adhered to. 5) That useable waste products will be applied to agricultural land under production. Grill stated he had visited the feedlot recently and suggested the conditions are not being followed. As an example, Grill stated they are piling the manure and not spreading it, causing maggots to infest the pile breeding flies and odor. The Planning Commission noted that this was the first formal complaint brought before them. Mr. Grill stated that when DEQ was contacted about the problem (Pendleton office) he was told that they had no regulations, jurisdiction, authority, nor monitoring device to handle the odor. Discussion was held on summarizing the testimony and visiting the site, then to contact Tom Olsen a planner for Simplot and have him attend a meeting with the Planning Commission. Staff was instructed to: 1) Contact City of Irrigon council and see if they have had any complaints 2) Outline promises in the documents 3) Visit the site, take pictures and pinpoint the failures 4) Get written response from DEQ (Portland office) on how they will handle the situation (insects, odor, etc)., and an outline of their responsibility in the matter. Copies of all correspondence will be sent to the City of Boardman. Discussion followed on how to handle violations of the conditional use permit.

UMATILLA STEELHEAD HATCHERY - Seeger briefed the Commission on the history of the hatchery. He reported that he attended a meeting of the Northwest Power Planning Council meeting in Moscow Idaho. As a result of his testimony at the hearing, the Northwest Power Planning Council, in a letter to Bonneville, "approved the siting of the hatchery in reasonable proximity to the Irrigon Hatchery and suggested that Bonneville, within that general site, reasonably accommodate the industrial development activities of Morrow County and the Port of Morrow County. Further, final design and construction should allow for future expansion of the site in order to utilize the cost-effective capability of the site resources." It was decided in order to maintain initiative, the Planning Commission should call for a public hearing. Seeger stated the Planning Commission can initiate a conditional use permit and hold a public hearing on a conditional use permit. Seeger emphasized we are not against the hatchery, we just want another site chosen so we may preserve our deep water port, save the waterfront and the recreation area, and continue tourist and residential traffic on Eighth Street West. The public hearing will be at our next meeting in Irrigon and those invited will include Tony Barnhardt, ECOAC; Port of Morrow; Brent Lake, LCDC; Tom Clune, BPA; the Northwest Power Planning Council and the news media.

OVERLAY ZONE - It was decided to put the draft overlay zone into final format. The final format will be mailed to Commission members and will be an agenda item at our next meeting with a "test case" to use as an example.

URBAN GROWTH PLANS - Chairman Bristow briefed the commission on a preliminary plat of a subdivision within the Ione Urban Growth Boundary. The land was donated to the Ione Economic Development Agency. The city will provide water and fire protection and will consider annexing in the future. The parcels, which will be one acre and larger, will be served by gravel roads.

PLANNING GUIDES - Copies of the zoning ordinance and subdivision ordinance were distributed. Maps still need to be reduced and inserted into the comprehensive plan before distribution.

LAND PARTITIONING - GARY YOUNG - Application was received to partition two five acre lots out of Township 4N, Range 26E, Section 20, Tax Lot 600. Seeger stated Paul Smith road has a 40 foot right-of-way and has asked that another ten feet be dedicated as a condition. Application, legal description and survey were found to be in order. Mary Michael moved to approve the application. Dan Creamer seconded the motion and motion passed unanimously.

LOAD LIMITS-OLD HIGHWAY 730 - Discussion followed on load limits on Old Highway 730. It was decided that load limits would be too restrictive for farmers. The County can't designate speed limits. Discussion followed on posting no thru truck traffic forcing trucks to use Highway 730 and Patterson Ferry Road. Marvin Padberg moved to recommend to the County Court that no thru truck traffic be allowed on old highway 730 because the area is too residential, there are too many children, the road is too narrow and the noise level is too high. Mary Michael seconded the motion and motion passed unanimously. An alternate truck traffic route of Patterson Ferry Road and Highway 730 will be recommended to the County Court.

Discussion followed on the safety of Patterson Ferry Road and also on Impact funds. Seeger will try to get a road count on Patterson Ferry Road and further discussion will be held at our next meeting.

CORRESPONDENCE - Letter was read from the Morrow County School District supporting a road from Ella to Boardman, crossing Boeing land. Discussion followed on the proposed road. Chairman Bristow then gave a brief report on Port activities and how he will be working with the five cities on economic development.

A letter was received from Bill Kuhn, representing the city of Heppner, in which he stated there are still problems between the city and the county with the joint management agreement. Kuhn requested that all lands outside of the city limits be zoned EFU, as stated in the city's original comprehensive plan. Discussion followed. It was decided that members of the Planning Commission and staff should attend the next Heppner City Council meeting and go over the letter point by point to clear up any misunderstandings. This will be an agenda item at our next meeting.

MICHAEL REPORTS - Commissioner Michael reported that her and Deane attended a public hearing on joint interum committee on hazardous material dealing with Morrow County's concerns on the Umatilla Army Disposal site. According to OERS (Oregon Emergency Response) Morrow County has four hours in which they would be responsible for what happens in case of an emergency.

Commissioner Michael also reported on attending a meeting of the County Ambulance Service Plan, in which they want to know what ambulances serve the districts in the County, the time to get there, etc. A public hearing will be required for input mostly, and Commissioner Michael suggested we hold it at our next meeting. Representatives from each of the five districts will need to be at the meeting.

Emergency routes and transportation element were discussed.

ADJOURNMENT - Chairman Bristow adjourned the meeting at 10:30 p.m.



MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, DECEMBER 15, 1986  
IRRIGON, OREGON

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

MEMBERS PRESENT - Chairman Bristow, Kent Goodyear, Mary Ellen Coleman, Mary Michael, Don Russell

MEMBERS ABSENT - Cecil Jones, Dan Creamer, Marvin Padberg

OTHERS PRESENT - Deane Seeger, Lori Bush, Staff; Irv Rauch, Ex Officio Member; Rick McNerney, District Attorney, Larry Dalrymple, City of Boardman; Murray Findlay, and Mr. and Mrs. B.L. Kenton, Boardman.

MINUTES OF OCTOBER 27, 1986 MEETING - The minutes were approved on a motion by Don Russell and second by Kent Goodyear.

VARIANCE - MURRAY FINDLAY, WEST GLENN SUBDIVISION - Application was received for a variance due to hardship (health) reasons for an additional mobile home located in Township 4N, Range 25E, Section 20A, Tax Lot 4300, West Glenn Subdivision. Proper notification appeared in the newspaper and adjoining property owners had been notified. The property is within the City of Boardman's Urban Growth Boundary and the Planning Director had discussed the application with the Boardman City Manager as the city's planning commission meeting had been cancelled. A letter was then read from Dr. Zielinski in which he stated Mr. Findlay would need some kind of care due to health reasons. A letter from four of the neighboring property owners stating they had no objections was read. Seeger stated he had received a phone call from a resident of West Glenn (no name given) opposing the variance and a letter was read from Byard Slocumb, a partner in West Glenn, opposing the variance. Next, a letter was read from Mr. Findlay in which he described his health problems and stated his intentions for a second dwelling. Mr. Findlay stated when he bought the lot three years ago, it was advertised as subdividable into four smaller lots (city size). Commissioner Michael stated she felt that when the subdivision was created, it was with the understanding that the lots could be divided into four parcels without benefit of city services. Seeger stated he was treating the variance application for one separate tax lot. The staff report was then read. Commissioner Michael suggested that applicant be sure he is within the easements as stated in City Ordinance. It was decided that if the variance was approved, the application would be reviewed annually. Mary Michael moved to approve the application based on the conditions of the staff report. Mary Ellen Coleman seconded the motion and motion passed unanimously.

REPORT ON SIMPLOT FEEDLOT - Seeger and Commissioner Michael reported on a meeting they had attended in Boardman. The meeting, requested by Simplot, was to determine if the feedlot was indeed the cause of odor in Boardman. Discussion followed. It was decided to set up a group of representatives from Irrigon, Boardman and simplot to investigate the smell and complaints. Chairman Bristow requested the feedlot be an agenda item until satisfied. It was decided that before the Planning Commission tours the feedlot, the Commission should be briefed on what the conditions are.

URBAN GROWTH PLANS - Chairman Bristow reported on the progress of the proposed Ione Subdivision. Commissioner Russell reported on his attendance at the Boardman Planning Commission meetings. Commissioners Goodyear and Coleman stated their city's planning commissions don't meet on a regular basis. Discussion followed on encouraging Heppner to develop road plans into their Urban Growth Boundaries.

FISH HATCHERY - Seeger read a letter from Bonneville Power Administration in which BPA found the upstream site that the county recommended to be an acceptable alternative to the Patterson Ferry Road site.

OVERLAY ZONE - Copies of the Limited Use Overlay Zone were distributed. After changes were made, staff was directed to send a copy to the task force stating what it was for and listing action taken. Mary Ellen Coleman moved to have a public hearing on the changes to the Comprehensive Plan at the next scheduled meeting. Don Russell seconded the motion and motion passed unanimously.

WITHDRAWAL OF BOMBING RANGE - Chairman Bristow read a letter from the United States Department of Interior regarding the status of the Bureau of Land Management's withdrawal review of the Boardman Bombing Range. Discussion followed on concern over impact to Morrow County. It was suggested the Planning Commission recommend to the County Court to review the impact, express concern over the negative things it does to the county, and to also mention the impact of the Army Depot in the letter.

Discussion followed on Clark County, Washington dumping garbage in Morrow County.

CORPS OF ENGINEERS - Seeger reported that the Corps of Engineers is fencing off property in the Irrigon area. Seeger read a letter he wrote to the Corps demanding they leave the County right-of-ways alone.

LAND PARTITIONING - MAX HELLBERG - Application was received by Max Hellberg, Irrigon, to partition 3.67 acres out of Tax Lot 5N, Range 26E, Section 26, in a rural residential 1 acre minimum zone. Partition was approved unanimously.

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