

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, JANUARY 26, 1987
LEXINGTON, OREGON

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

MEMBERS PRESENT - Chairman Bristow, Cecil Jones, Kent Goodyear, Mary Michael, Marv Padberg

MEMBERS ABSENT - Mary Ellen Coleman, Dan Creamer, Don Russell

OTHERS PRESENT - Deane Seeger, Lori Bush, Staff; Irv Rauch, Ex-Officio Member; Louis Carlson, Judge; Jerry Peck, County Commissioner; Larry Dalrymple, Boardman City Manager; Lee and Pam Docken, Boardman Planning Commission; Sandi Holtz, the Heppner Gazette-Times.

MINUTES OF DECEMBER 15, 1986 MEETING - The minutes of the December 15, 1986 meeting were approved as mailed on a motion by Mary Michael and second by Cecil Jones.

PUBLIC HEARING - CHANGES TO THE COMPREHENSIVE PLAN - Seeger stated that the purpose of the public hearing was to add the Limited Use Overlay Zone to the Comprehensive Plan. Let the record show that proper notice was published in the local county paper. Lori read the definition of the Limited Use Overlay Zone. Discussion followed on how the zone would be applied. There were no comments for or against the change. After an appeal period of 15 days, the change will go before the County Court for ratification.

FISH HATCHERY - Seeger handed out maps showing BPA's "alternate" site as the site they chose for the fish hatchery. Discussion followed on the impact the new hatchery would have on the County.

ECOAC TRANSPORTATION STUDY - Discussion followed on a transportation study being done by ECOAC regarding the Patterson Ferry - I-84N area. There should be a working draft by the next Commission meeting and road counters will be set up.

COUNTY HEALTH CARE - Commissioner Michael reported on her clocking of ambulance runs in the Boardman Boundary area. Discussion followed on I-84N West of Boardman to Three-Mile Canyon not having any emergency crossings. Seeger was instructed to prepare a letter requesting emergency crossings. Also discussed was the need for the Boardman ambulance to be dispatched to Irrigon if the Umatilla ambulance is out, instead of dispatching the Hermiston ambulance.

URBAN GROWTH BOUNDARIES - Commissioner Michael reported on her attendance at a Boardman Planning Commission meeting. She stated they are trying to get into the planning process, like bike paths, parks, etc.

Discussion followed on ways to encourage Heppner and Irrigon Planning Commission's to meet more regularly. It was decided to invite one member of their Planning Commission to our Commission meetings stating we are trying to help coordinate roads, boundaries, etc., and ask them to bring their maps so they can come prepared.

Commissioner Padberg reported on Ione's planning commission meetings in which they are trying to clean up the property along the creek that is in the floodway and they are also working on nominating houses to the historic register. Chairman Bristow reported on the proposed subdivision which should be coming before the County Planning Commission in the near future.

FEEDLOT - Seeger reported on the meeting he attended in Boardman at which Mr. Ron Miner from OSU attended. Seeger stated at this point we need volunteers to investigate the odor. Mary Michael volunteered herself and Ron Black, Boardman; John Bristow volunteered, and Kent Goodyear volunteered if he has the time. It was decided that mid-week would be the best time to investigate. Staff was instructed to try and get Ron Miner to see how willing he would be to be involved in the project. Staff was also instructed to get a visitor count on the rest area along I-84N.

BOEING ROAD - A planning outline was distributed. Seeger stated that by the next meeting there should be a proposal. It was decided to try to work on a joint effort with the State police to try to help justify access over the road. The need for maps for our next meeting was discussed.

GOALS - It was decided to put another goal on the agenda to replace the overlay zone, which has been satisfied. After discussion and recommendation by the County Court, it was decided to have "health plan" as the new agenda item as Seeger is working on a five year total health plan. The health plan agenda item will include medical and emergency response, fire and police departments and the newly structured health plan for the County. It was decided each planning commission member could go to their city's planning commission meeting and bring it in as a part of health care.

CORRESPONDENCE - Seeger reported on a letter he received from Senator Packwood regarding the Corps project to fence river frontage.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, FEBRUARY 23, 1987
IRRIGON, 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, Don Russell, Marvin Padberg.

MEMBERS ABSENT - Dan Creamer

OTHERS PRESENT - Deane Seeger, Lori Bush, Staff; Irv Rauch, Ex-Officio Member; Bob Miller, Port of Morrow; Earl Ming, Surveyor; Carolyn Lobsinger, Hermiston Herald.

MINUTES OF JANUARY 26, 1987 MEETING - The minutes were approved on a motion by Marv Padberg and second by Kent Goodyear.

RUSSELL FUEL DISTRIBUTION CENTER - Commissioner Russell explained that Russell Fuel Company would be applying for a conditional use permit to install a card lock system on an area of land 200' X 200' with five fuel dispensers and four underground tanks. There would be no attendants at the site, and a small building would be built to house the compressor. Location of the proposed use would be near Laurel Lane and the new interchange to the Port of Morrow, which is zoned Small Farm 40. The purpose of the proposed use would be to provide service to agricultural type vehicles serving the Industrial Park. Seeger stated staff will be doing some in-depth work on the request because it involves an historic situation and an economic factor. It will be presented as a conditional use application at the next Planning Commission meeting, but in presenting it as a conditional use, Seeger said he will be presenting a larger picture indicating that we are looking down the road to a rural service center.

LOCATION OF WINERIES - Chairman Bristow raised the question of having the word "winery" listed in any of our outright uses in the Zoning Ordinance. Seeger stated that the word "winery" is not mentioned, but processing of farm products in an EFU zone is an outright use. Discussion followed on uses in EFU, Industrial and Commercial zones. Staff was instructed to contact other counties to see how they regulate wineries.

Commissioner Michael again raised the question of how many units should be allowed for migrant housing/camps. Staff was instructed to also check with other counties having migrant housing to see how they handle the situation.

UMATILLA FISH HATCHERY - Seeger reported on the final Environmental Impact Statement for the Umatilla Fish Hatchery, stating they moved upstream to the site the Planning Commission requested. Seeger also reported on a meeting he attended in Spokane, learning that a third hatchery should be started within a year. Commissioner Goodyear moved that the Planning Commission concurs with moving the hatchery to the upstream site and requested the Planning Commission be involved in the planning of the third hatchery, and also recommended that the County Court continue to press other agencies involved in the pursuit of funds. Commissioner Padberg seconded the motion and motion passed unanimously.

FEEDLOT - A date of Thursday, March 12, 1987, was set for a field trip to the feedlot. Commissioners will meet at Dodge City Inn at 2:00 p.m.

URBAN GROWTH BOUNDARIES - Joint management agreements were discussed. The Heppner UGB was then discussed. It was decided to have Chairman Bristow and Commissioner Goodyear and Seeger attend a meeting in which the County will show the city their existing zoning on a map, and then show where both signed off on their approval. John and Kent requested to be informed of any meetings being held in Heppner. Chairman Bristow then reported that he believed the City of Ione received a grant for an additional reservoir.

HEALTH PLAN - Seeger stated that members of the transition team had been disbanded and that this would no longer be an agenda item.

ROAD SYSTEM - Discussion followed on the road built by Boeing. Responsibility of the road (Port of County) was questioned. Bob Miller, Port of Morrow, relayed Boeing's intentions with regard to the gate. Boeing is to close the road on March 13th to night traffic, which would affect one shift at PGE, and in the meantime a graveled detour on the east side of the railsite would be used. Miller stated it would be a temporary (six month), night time only by-pass. Boeing has asked Don Ball, Roadmaster, for counters to put on the road so they can establish just how heavily the road is being used. Discussion followed on the conditions established in the conditional use permit, mainly the condition that if re-routing of the road should occur, a road of comparable quality would be built and the expenses borne by the applicant. Commissioner Michael stated that PGE employees were not happy about the graveled detour and she also felt that Boeing should include the Planning Commission in whatever they do in the area under conditional use. Seeger stated the Planning Commission should not let Boeing get away with a dirt road, but make them live up to their agreement. Commissioner Michael moved to send a letter to the County Court asking for confirmation on who the lead agency is with regards to the road, and that if the gate is closed, Boeing will be in violation of the conditional use permit, and also that the Commission recommends one person of the Commission, Seeger, Bob Miller and one member of County Court meet with Bowden in Seattle. Also to be mentioned should be the fact that the Planning Commission requests to be made a part of the negotiating process as stated in the Commission's letter of April 1, 1986. Commissioner Goodyear seconded the motion and motion passed unanimously. Chairman Bristow stated that if the Court confirms that the Port is the lead agency with regard to the road, then it will be the Port's responsibility to arrange the meeting in Seattle. Miller stated that if the Port is the lead agency, it would be responsible for the Boeing Road only, not all county roads.

CORRESPONDENCE - The ECOAC Patterson Ferry Interchange study was distributed to members. Seeger stated the Judge would be going to Alabama next month. It was suggested the maps in the report be professionally drafted.

LAND PARTITIONING - Earl Ming, surveyor, presented a minor land partitioning on behalf of Lew Robertson, Irrigon. Ming requested a variance on the application because the lot frontage would be 136' instead of the required 150'. Access to the area was discussed. Commissioners felt that this area needed to have more planning done in order to insure orderly development. Staff will present the plat again at the next meeting with a plan for future development before the Commission takes action on the application.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, MARCH 30, 1987
LEXINGTON, OREGON

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

MEMBERS PRESENT - Chairman Bristow, Kent Goodyear, Mary Michael, Marv Padberg, Don Russell.

MEMBERS ABSENT - Cecil Jones, Mary Ellen Coleman, Dan Creamer.

OTHERS PRESENT - Deane Seeger, Lori Bush, Staff; Louis Carlson, Judge; Jerry Peck, Commissioner; Jeff Wallace, District Attorney; Don Ball, Roadmaster; Fred Lundin, Extension Agent; Vern Russell, Russell Oil Company.

MINUTES OF FEBRUARY 23, 1987 MEETING - The minutes of the February 23, 1987 meeting were unanimously approved on a motion by Marv Padberg and second by Mary Michael.

CONDITIONAL USE PERMIT - RUSSELL FUEL DISTRIBUTION CENTER - Application was received for a conditional use permit for a fuel distribution center located in Township 4N, Range 25E, Section 10, Tax Lot 3204, located in a small farm 40 zone. Commissioner Russell abstained from voting due to a conflict of interest. Let the record show that legal notice, notification of neighboring property owners, application and filing fee were found to be in order. Seeger read the staff report. If other requests for application in the area arise, Seeger stated the area would have to be rezoned. Commissioner Russell explained that a 24' X 24' canopy with lights will be built over the island. Discussion followed on the need to light the entrance to the property with a yard-type light. One letter was received from neighboring property owners Mr. and Mrs. Clarence Nelson, indicating they were in approval of the project but stating their property was landlocked. Discussion followed on a 30' easement on the northern boundary of the parcel. No one spoke in favor or in opposition to the proposal. Don Ball, Roadmaster, stated applicant would have to obtain the necessary county road permits. Marv Padberg moved that the applicant donate a 30' right-of-way on the north boundary of the property. Mary Michael seconded the motion and motion passed unanimously. Kent Goodyear moved that applicant include a light at the entryway to the project. Marv Padberg seconded the motion and motion passed unanimously. Mary Michael moved that the planning staff report be accepted. Kent Goodyear seconded the motion and motion passed unanimously. Mary Michael moved to review the application in two years time unless additional build up in that area requires an earlier review. Marv Padberg seconded the motion and motion passed unanimously. Mary Michael moved to approve the application as amended. Kent Goodyear seconded the motion and motion passed unanimously.

FRED LUNDIN - EXTENSION AGENT - Fred Lundin, Morrow County Extension Agent, spoke to the Commission about the County's economic future. Lundin stated there would be no growth in agriculture and probably a loss of the labor force. He suggested we need to work as a County to try to broaden the economic standards. This could be done by diversifying crops and working on the county's natural resource base. Lundin stressed the importance of recreation and the need to encourage people to live in Morrow County, especially retirees. However, Fred felt one drawback is that a small piece of rural land can't be sold. In particular, Lundin would like to see smaller acreages along the bottom lands of Willow Creek, Rhea Creek and Hinton Creek. Seeger stated much of the creek land is within the

flood plain area. Discussion followed on the 160 acre minimum zone. Lundin stated he would like to see the county masterplan revised, the demographics updated and the wording changed to encourage growth. Lundin then stated he would like to be part of the review process. Staff was directed to make up a program agenda for review of the plan for the next meeting and also to look at creek bottoms that are developable.

POLICY FOR SECOND AND CALIFORNIA STREETS, IRRIGON - Discussion followed on establishing policies for the county for platted right-of-ways and whose responsibility it is to develop them. Commissioner Peck explained Local Improvement Districts and Bancroft Bonds. It was decided that this area in question is inside of the Irrigon Urban Growth Boundary and the City of Irrigon Planning Commission should be involved. Chairman Bristow suggested a policy as follows:

- *That right-of-ways that are in the County, that because they are a right-of-way, it does not require the county to build a road;
- *The actual access has to be buyer-seller agreement, whatever they want to work out;
- *That the owners at such time they deem they need it, they will have to get together and build the road to county standards, and then it will be up to the owners to get together some time in the future and request the County apply for a local improvement district for the final improvement to bring it up to that standard and then the County takes over on maintenance.

Bristow suggested that a statement to that effect be put into our zoning ordinance, legally written and put onto a form so whoever buys and sells property will be aware of it. It was decided that problems already in existence will have to be individually massaged. Bristow felt that the final statement should be that it is not a county road until built to county standards and accepted by the County. Staff and D.A. were called upon to prepare a legal policy for the next meeting. Discussion followed on how far the Planning staff can be stretched and budget problems. Judge Carlson stated it will be the Planning Commission's responsibility to plan a six-year road plan. Staff will work up an estimation of what it will take staff-wise to do extensive planning.

LAND PARTITIONING - LEW ROBERTSON - Discussion followed on a land partitioning continued from the February meeting in which the area had to be masterplanned for roads. Don Russell moved to approve the partitioning located in Township 5N, Range 26E, Section 22, Tax Lot 410, based on a circulation map showing a 60' right-of-way for future street alignment. Marv Padberg seconded the motion and motion passed unanimously.

BOEING ROAD - Bristow stated he would be writing a letter to Boeing summarizing all the reasons for a road to tie Boardman and Ione together. Bristow then reported on a meeting he attended on March 3, 1987, in Seattle with Boeing. A letter from Boeing dated March 13, 1987, was read. After discussion, the Planning Commission decided to stand firm on Boeing's violation of the Conditional Use Permit. Staff was instructed to have the District Attorney check into the ORS's. It was decided that Chairman Bristow would write Boeing a letter stating that they are now in violation of their conditional use permit with regard to the road.

SIMPLOT FEEDLOT - Commissioner Michael reported on a tour she attended at the feedlot stating that some odor was coming from the lagoons. She stated she had suggested that maybe some type of fish could be put in the lagoons that would help stop the odor. Also, two lagoons located by the rest area along the freeway were investigated but there wasn't any odor at that time. The second Thursday in April was picked as the date for a second tour to the feedlot for those members who couldn't attend the first tour and then another tour will be set up in the summer.

WINERIES - Lori distributed information about how other Counties in Oregon regulate wineries. Commissioners liked Yamhill's example and will discuss it further at April's meeting.

CORRESPONDENCE - Seeger read a letter from Bonneville Power Administration in which they concluded that there would be no significant impact on the natural environment as a result of the hatchery. Seeger stated he would be writing a paper listing in detail the expected negative economic impacts. This will be an agenda item for the next meeting.

ADJOURNMENT - Chairman Bristow adjourned the meeting at 11:30 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, APRIL 27, 1987
IRRIGON, 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, Don Russell, Dan Creamer

MEMBERS ABSENT - Marv Padberg

OTHERS PRESENT - Jeff Wallace, District Attorney; Judy Osmin, Mayor of Ione; Dennis Whalen, Beacon Properties; Carole and Sam Edwards, Boardman; Ed Glenn, Boardman; Gene Allen, Boardman; John Prag, Boardman; Bruce Nichols, Boardman; Tom Meyers, P.G.E.; Richard Canaday, Jay Robinson, Earl Bowden and others, Boeing.

MINUTES OF MARCH 30, 1987 MEETING - The minutes of the March 30, 1987 meeting were unanimously approved as mailed on a motion by Dan Creamer and second by Don Russell.

DECLARE POSITION OPEN - Since the County Court did not receive a letter of resignation from Keith Lewis who held the at-large position on the Planning Commission, the County Court requested the Commission to declare the position open. Kent Goodyear moved that the at-large position be declared open. Don Russell seconded the motion and motion passed unanimously. Staff was instructed to prepare a letter for the County Court.

LAND PARTITIONING - BYRON GROW - Application was received to partition five acres out of Township 5N, Range 27E, Section 21, Tax Lot 1400, for financial purposes. Application and filing fee were found to be in order. Seeger stated that since the partitioning was for financial purposes there would be no need for sewer, water, or creation of a street. Discussion followed on access to the parcel should it ever be sold. Mary Michael moved to approve the partitioning, however, if the property is ever developed for any reason, applicant will have to come before the Commission to assure that there is proper ingress and egress. Kent Goodyear seconded the motion and motion passed unanimously.

CONDITIONAL USE PERMIT REVIEW - WALLACE FREDERICKSON - GRAVEL PIT - A conditional use permit issued four years ago to Wallace Frederickson, Irrigon, for a gravel pit, was due for review. Seeger stated the pit is still in operation and no changes have been made, however, the pit has never been fully developed. Staff was instructed to set up the conditional use permit for review in one year and to write Mr. Frederickson notifying him that we did review his permit, it will be reviewed in another year, and state that if the gravel pit goes into full operation all of the initial conditions will have to be met (placing of road hazard signs).

BEACON PROPERTIES - Discussion followed on an old government lot 1000, located in an EFU zone, Township 2N, Range 25E, Section 30, consisting of 56.48 acres. The question was raised can a permit be issued for a dwelling unit on 56 acres of land. The Planning Commission had never come up with a policy of lots of records smaller than 160 acres. Discussion followed on surrounding farm uses. Mr. Dennis Whalen, Beacon Properties and a consultant for Metropolitan Mortgage Securities in Spokane, stated the property is for sale and requested that the Planning Commission declare the parcel a farm unit. Discussion followed. Mary Ellen Coleman moved to designate the parcel as a farm unit subject to the provisions in the EFU zone. Cecil Jones seconded the motion and motion passed unanimously.

BOEING - Chairman Bristow reviewed what had happened at the last Planning Commission meeting and said he had not yet written a letter to Boeing stating they were in violation of their conditional use permit because he did not know if the gate had been closed. Several representatives from Boeing were present and their attorney, Richard Canaday, addressed the Commission stating Boeing Company did not have a conditional use permit for Phase II Remote Site Antenna Range, but has use as a matter of right granted by the County Court. He stated their Road is a private road, always has been, probably always will be and its closure for testing purposes was anticipated and known to all. Canaday stated that the conditional use permit was for the temporary experimental facility, which was superseded by the zone change with the limited use overlay zone. He stated the County is entitled to impose conditions on it if it uses it other than a remote site antenna range or other space age industrial use. Canaday stated Boeing has put approximately twenty million dollars into the County since one year ago and they have now hired ten local people as well as 15 to 25 other scientists who come here periodically. He felt it was going to stifle Boeing Space Age Industrial Park to have people presume there is some kind of conditional use permit or that the Commission has some kind of prerogative to jerk Boeing's chains as the occasion demands when the use is a matter of right and the temporary or permanent closure does not allow the Commission to hold the project hostage. With respect to putting anything else out there, Mr. Canaday stated actions such as this by the Commission make it most difficult for Boeing and its planners to realistically chart anything else for development because of the abuse of the Commission's prerogatives.

Jeff Wallace, District Attorney, stated he did not have time to prepare for the meeting, was new to the office and had not researched the problem.

Chairman Bristow stated the reasons that the problems came about was because members of the Planning Commission received complaints from employees at PGE and felt that as long as the Commission had that kind of pressure they would look for answers. Bristow stated that at the time Boeing applied for the conditional use permit, there was a statement from Boeing that the road would not be closed.

Commissioner Michael read excerpts from previous minutes where Boeing had stated the traffic on the road would not bother the antennas; and if the road was closed a road of comparable quality would be built; also where Boeing stated they would not undertake measures which would endanger human or animal life. Letters of correspondence with Boeing were also referred to.

Canaday stated that the people who spoke on behalf of the temporary conditional use permit were representatives of Boeing Aerospace which is not the lessee of the property, which is Boeing Agri-Industrial. Canaday stated that after Boeing Agri-Industrial learned about that sort of talk about its road it wrote to the Planning Commission and said Tower Road was not a public road and that it was having nothing to do with the dreamed of Ione-Boardman Road across the Space Age Industrial Park.

Commissioner Creamer asked Boeing if PGE had any complaints about the road. Mr. Canaday stated that PGE as a company had no problem and that the road closure is under written agreement with PGE. Canaday stated the road is private and is posted. Boeing, P.G.E., the State of Oregon and their sublessees and invitees have the right to use it.

Ed Glenn, Boardman, addressed the Commission about his own road situation and stated that if the Commission has a problem they should talk to Boeing. He also stated we should treat our neighbor as a neighbor and suggested the Commission check out the validity of the conditional use permit, then weigh the advantages against the disadvantages

John Prag, Boardman, stated he felt the Commission was wasting time over something that was PGE and Boeing's problem and didn't have anything to do with the Planning Commission. He also felt this kind of business with Boeing was very detrimental to the goals in attracting business to the County.

Tom Meyers, a PGE employee, stated that PGE corporate and Boeing made the decision with regard to the gate. He felt the road was dangerous and personal rigs are getting torn up. He stated there are about 35 operators involved in the night driving.

Commissioner Russell felt there are 100 or more employees at PGE that are citizens of Morrow County, pay taxes, etc., and he thought they should have some bearing on the matter.

Chairman Bristow stated that research and data gathering needed to be done on the matter and felt that the matter should be resolved in a good, peaceful way.

After a short break, Commissioner Goodyear stated he felt the Commission needed to find out their legal basis. Seeger and the District Attorney were directed to look at the law, the lease, relevant correspondence and check with LCDC. They will give a summary of their findings at the next meeting.

LANDFILL PUBLIC RELATIONS MEETINGS - Seeger announced there would be two public relations meeting this week on Wednesday and Thursday evenings regarding the proposed landfill at Finley Buttes.

Commissioner Jones then introduced Judy Osmin, Mayor of Ione, who came to view how a Planning Commission meeting is run.

FISH HATCHERY - Seeger read a letter from Judge Carlson to Mr. Duncan and reviewed a data base memo. Planning Commissioners requested copies of the information be mailed to them.

POLICY FOR SECOND AND CALIFORNIA STREETS - Seeger stated he was working on a draft but it was not ready to submit to County Court. The draft was then reviewed. Discussion followed on whose responsibility is road planning - the Planning Commission's or the Road Committees. Commissioner Creamer felt any action should come from the County Road Committee and he didn't want to see the Planning Commission involved in roads. It was decided to pull out elements of the draft that state what the policies in the statement should be and give them to the County Court, then invite the County Court to the next meeting and see what they want the Planning Commission to do with them. It was suggested that for the next meeting the agenda item will state "Policy for County Platted Right-of-Ways." It was also decided to put our concerns together on road plans and present them to the County Court. As a separate agenda item at the next meeting it was decided to add "Discuss with the County Court the Responsibility for the Six Year Road Plan."

PROGRAM AGENDA FOR REVIEW OF COMPREHENSIVE PLAN - Seeger reminded the Commission that Fred Lundin, Morrow County Extension Agent, had wanted to get together and re-plan the Willow Creek Valley. Seeger felt alot of snags were involved, basically that it is in a flood plain and also LCDC would never approve of subdividing the land when they feel Morrow County already has too much one, two and 40 acre zoning. It was suggested the Commission write to Fred and tell him we see no way this could be done because of the flood plain, amendment to the Comprehensive Plan, LCDC, etc., however, if Fred could show us some legal alternatives from some of these state/federal agencies and if he wants to do some preliminaries, the Planning Commission would urge him to feel free to proceed and welcome him back. It was suggested to encourage Fred to bring the Commission some good examples for each area and the Commission will apply those sections of the Zoning and Subdivision Ordinance that apply and Fred will see if he can do it. Also suggested was that Fred needs to come to us out of a committe, like the Chamber of Commerce, rather than as an individual.

WINERIES - Examples of Yamhill County's regulations regarding wineries were distributed. Bristow stated it was felt that the Commission needs to develop some type of zoning regarding wineries before some problem starts. It was decided we should talk to Ed Glenn about it at our next meeting as he has the only winery in the County.

URBAN GROWTH BOUNDARIES - Seeger reported we are now working very well with Heppner and their joint management agreement. He stated staff is working on the Irrigon area and how it will develop.

SIMPLOT FEEDLOT - Chairman Bristow stated a second tour was held. He reported there was no smell at the rest area, but that lagoon number one at the Feedlot smelled and also another area near the lagoons where residue is dumped and rain water runs down through it. Bristow felt the best thing to do is that whenever we have a complaint about the stench, then we try to track it down and have Glen McQuilken from Simplot accompany us. McQuilken had stated that if there is a problem and we can prove that it's his, then they will do something about it. Mary suggested that some kind of fish could be placed in the lower ponds while Deane suggested grass and Mary Ellen suggested some kind of water lillies could be grown on the ponds. Bristow said that Judge Carlson had stated he would like to be a part of the smell team, and it was suggested that the Mayor of Boardman accompany the team also. Mary stated the city has started keeping a log of complaints and weather conditions.

There was no correspondence or audience participation.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 24, 1987
MORROW COUNTY SCHOOL BUILDING
LEXINGTON, OREGON

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

MEMBERS PRESENT - Chairman Bristow, Dan Creamer, Mary Michael, Cecil Jones, Don Russell, Marv Padberg, Mark Cutsforth.

MEMBERS ABSENT - Mary Ellen Coleman, Kent Goodyear

OTHERS PRESENT - Deane Seeger, Lori Bush, Staff; R.K. Hart, Ray Hickey, Jacob Tanzer, Nancy Craven, Merle Irvine, Bryan Johnson, James Neyens, Irvin Rauch, John Dawson, Dean Mason, David Brown, Fred Simmons, Brent Kartchner, Stephen Peck, Alex Lindsay, Ann Murray, John Murray, Margaret Murray, Jim Benedict, Alan Holmes, Paul Taylor, Ken Turner, Bill Doherty, Ed Glenn, Corrine Lindsay, Larry Lindsay, Bob Miller, Don Baker, Martha Baker, Harley Sager, Rick Curtis, Jim Barbouletos, Virginia Grieb, Shirley McCarl, Judy Osmin, Robert Taylor, Gene Allen, Ava Allen, Donald Eppenbach, Elbert Eppenbach, Faye Eppenbach, Eric Anderson, Bill Kuhn, Cara Costa, Anetta Spicer, David Sykes, G.W. Peck, Randy Yates, Kathy Yates, Mabel Boehm, John Boehm, Carole Edwards, Sam Edwards, Matt Doherty, Larry Mills, George Stillman.

The purpose of the hearing was a conditional use permit application by Tidewater Barge Lines, Inc., for a Sanitary Landfill. Chairman Bristow set the rules for the hearing. There were no conflicts of interest. Seeger stated that this conditional use permit application is different in that it will go to the Morrow County Court for final decision. The staff report was read. Seeger then read a letter from the Public Works Director whose main concern was Bombing Range Road being able to handle the additional truck traffic.

Chairman Bristow called for the proponents case. Ray Hickey, President of Tidewater Barge Lines, Inc., gave a brief introduction. A slide presentation narrated by Gordon Davis, a planner for Tidewater Barge Lines, Inc., followed. Next, Jim Neyens, a solid waste engineer, talked about different types of solid waste and explained how the Finley Buttes Landfill would operate and what happens once the life of the landfill has expired. Dave Brown, President of Pinnacle Geotechnical Services, Ltd., briefed the Commission on the drilling and findings in the Finley Buttes area. Bryan Johnson, a Civil Engineer with Seton, Johnson and Odell, reported on the transportation pattern and the condition of Bombing Range Road.

Matt Doherty, Irrigon, spoke on behalf of the project stating there would be considerable advantages for the Port of Morrow and said there was interest in the project from areas as far away as Boise.

Gene Allen, Boardman, stated he was in favor of the project because of the County's high unemployment, feeling that it was a logical and necessary step.

Chairman Bristow then opened up questioning to the Commission.

Commissioner Creamer inquired about erosion and what will happen if the area is sprinkled. Mr. Neyens replied that a little water would not hurt.

Commissioner Michael inquired about how water will be used to clean out the containers. Mr. Neyens replied that steam cleaning techniques or high pressure water spray will be used. He stated a minimal amount of water will be used. There is already water in the garbage and additional water used might add 1% to 20 or 25% of water already found in the garbage, he explained.

Commissioner Padberg inquired about the critical groundwater and would they be drilling a well. Mr. Neyens stated other property owners have offered their water and they would be using irrigation flow water. Mr. Brown stated they were aware it was a critical groundwater area and knew they could not drill a new well.

Mr. Mason then inquired in 25 years, how far will the water get. Mr. Brown answered that it would be 150-200 years for the water to get 126'.

Discussion followed on liners and leachate monitoring systems.

Mr. Johnson stated that the whole geology needs to be understood and numbers can get out of hand. He stated they have to satisfy D.E.Q. requirements and they are very strict.

Seeger then read a letter from Boardman Farms, neighboring property owners, stating they were in favor of the application. A letter from SK farms, neighboring property owners was read stating they were in favor of the application. A letter from the City of Heppner, Cara Cost, Mayor, was read, stating the City is in favor of the application. Letters from Commissioners Goodyear and Coleman, absent from the meeting, were read, both stating they were in favor of the proposal. A letter from Bob Reynolds, Northwest Chapter of the Oregon-California Trails Association was read, stating there was no conflict with the Oregon Trail, however, if future sites or artifacts were to be discovered during the landfill's tenure, it would be subject to an immediate ceasing of operations in the immediate area and additional archeologic determinations pursued prior to continued use of the immediate area.

Commissioner Russell inquired if Bombing Range Road was to be used year-around. Mr. Davis replied yes, it was.

Question was then asked what applicant would do when load limits are placed on the road. Mr. Johnson felt Bombing Range Road could handle the traffic and stated the matter would have to be discussed with the Public Works Director.

Commissioner Russell then asked that during maintenance on locks, how would the garbage be transported. Mr. Davis replied that the garbage would be railed to the Port.

Commissioner Padberg inquired as to a backload of containers at the Port and what would happen if there was a strike. Mr. Hickey replied that it is part of the drivers contract that there will be no interruptions or Tidewater will provide truckers.

Mr. Mason then inquired as to the payroll and how many jobs it would create. Mr. Wes Hickey, Vice President of Tidewater Barge Lines, Inc., stated that all of the jobs mentioned in their report will take place in Morrow County and would be a combination of jobs for the Port of Morrow, Wastech and Tidewater, and figured as new, additional jobs.

Mr. Mason asked what would happen if the landfill were not profitable. Mr. Davis stated the permit is conditioned by a closure plan and if for any reason or at any time the landfill had to close there would be certain guidelines to meet. Tidewater would also have to post a bond to be sufficient enough to provide for closure and post closure requirements.

Mr. Mason informed the Commission that there is a petition on file with the County Clerk's office which would allow voters to decide issues of locating landfills within the County.

John Dawson, Boardman, asked about enforcement procedures and how the County could enforce the landfill. He also inquired whether or not Wilson Road would be used. Seeger stated the conditions will be enforced by a faithful performance bond and the landfill will also be tightly controlled by D.E.Q. Tidewater will also be required to post a bond with D.E.Q. Mr. Irvine stated that the Commission can dictate the route the trucks are to use in their permit as depicted in the plan. The route will not include Wilson Road.

Sam Edwards, Boardman, inquired about methane concerns and wondered if the water would really be protected. Mr. Davis stated that water was not a major source for the area and touched on the information found in the borings once again. Mr. Davis said that part of the DEQ permit requires groundwater monitoring systems. Mr. Neyens stated decomposition is slow and methane generation is slow. Landfill gasses won't have an odor associated with them. The leachate system was then discussed. Leachate will be monitored by D.E.Q.

Mr. Edwards then inquired where all of the data was. Mr. Neyens stated that all of the data hadn't been collected but they had 95% of it. He also said D.E.Q. is satisfied so far.

Mr. Edwards then inquired as to why the Planning Commission would approve an application based on words and promises. Mr. Davis replied that the Planning Commission decision is a land use decision allowed as a conditional use - they will decide if the use is appropriate. Mr. Davis stated the state will have the ultimate authority as they will be making the technical decisions.

Mr. Edwards inquired why the applicant is Tidewater Barge Lines, Inc. if Wastech will be operating the site. Mr. Davis replied that Tidewater is the owner, Wastech will be the manager.

Seeger then read a letter from Dean Mason and Jerry Simpson, Boardman.

Barbara Bloodsworth, County Clerk, stated a petition had been filed and it will require the needed signatures.

Mr. Davis remarked that a written response will be made to each of the letters.

Larry Mills, Heppner, felt the landfill would provide positive steps because it would fill the need for Heppner, Ione and Lexington when their landfill will soon be closed. He felt Finley Buttes is centrally located and would provide much needed jobs. Mr. Mills also stated the Grain Growers have had a good working relationship with Tidewater.

Bill Kuhn, Heppner, spoke on behalf of the Heppner Chamber of Commerce, which was endorsing the project because of an economic boost to the County and also because of the solid waste problem the County is facing. He stated the Chamber received their information from Tidewater.

Anne Spicer, Heppner, spoke on behalf of the Heppner Economic Development Corporation, which was unanimously in support of the proposal because it would benefit both ends of the county with jobs and a landfill site.

Virginia Grieb, Lexington, supported the project because of taxes and new jobs it would provide for the county and also because it would utilize existing Port facilities.

Chairman Bristow then called for questions from the audience.

Dean Mason, Boardman, first asked if recycling was mandatory in Clark County, Washington. Mr. Davis answered that the Community must offer opportunities to recycle. Mr. Irvine, Vice President Wastech, stated recycling increases as landfill costs increase.

Mr. Mason then asked that the economic benefits statistic be explained. Mr. Davis replied that he received his information from the Pendleton office based on primary jobs and spin offs.

Mr. Mason then inquired as to the condition of Bombing Range Road and if the Department of Transportation figures were for trucks or auto. Mr. Davis replied that the roads need to be looked at in more detail and a specific program needs to be developed. Mr. Johnson stated there was very little information available on the structure of the roads. He stated the ratio of autos and trucks do differ and acknowledged that increased truck traffic will damage the road. Mr. Johnson said that PUC fees charged by the State are allocated some to the Counties and stated applicant will cooperate to work on the road. Chairman Bristow read what the road conditions would be.

Mr. Mason inquired as to what an all weather road is. Mr. Davis replied that a 40' easement leading east off of Bombing Range Road will be a paved private road for use by the public, but will be applicant's road to maintain. Access from Bombing Range Road will require a permit from the Department of Public Works.

Mr. Mason inquired as to any back up roads. Mr. Davis replied that the road coming into the active part of the landfill was what they were referring to and he stated that Bombing Range Road would be the only type of access.

Mr. Mason then asked if applicant was aware of the types of waste that goes into the St. John's Landfill. Mr. Irvine answered that the level of detail looks at ranges of waste such as paper, glass, food, wood, etc.

Commissioner Michael asked if tires would be accepted at the landfill. The answer was no.

Chairman Bristow then called for the opponents case.

Mr. Edwards stated he was not really in opposition to the project but felt the Commission needed proof that the environment will not be damaged. He stated Morrow County is at the heart of the project, not regulatory agencies.

Commissioner Creamer stated we couldn't stop progress and the project will be monitored by State agencies.

Commissioner Russell stated that we can't comprehend D.E.Q.'s requirements and all the Planning Commission could do was make sure the application fits all the Goals and requirements.

Jay Tanzier, a lawyer for Tidewater, stated D.E.Q. and E.Q.C. have made the most intensive and extensive reviews ever.

Commissioner Padberg stated we have lived with a Bombing Range for 30 years and didn't feel a landfill would hurt our image.

Commissioner Michael asked about Morrow County's garbage. Mr. Davis stated they will work with individual communities and see how each one wants to handle it. He also stated they will see what Morrow County wants in terms of recycling.

Allen Holmes, Mid Columbia Excavation, Boardman, stated he works with D.E.Q. and E.P.A. and stated their guidelines are stringent and seem to get more stringent every day.

Chairman Bristow closed the hearing. The Commission went into a deliberation session.

Seeger stated that the document and forthcoming findings and findings of fact will be compiled into a workable document to go to the County Court. Seeger stated that the Goals and Guidelines had been covered.

Conditions to be placed on the project not listed in the staff report were discussed. Mary Padberg moved to recommend for approval to the County Court the application based on the conditions in the staff report, as well as Tidewater Barge Line's document, and also with the additional conditions that the only route to be followed in moving waste to the site from the Port be the one referenced in the document; and that a plan be devised for an emergency situation; and that written response to Mr. Mason's letter be made accompanying the package to the County Court; and that the project be reviewed on a bi-ennum basis. It was also decided to recommend to the County Court that they review the .50¢/ton fee. Cecil Jones seconded the motion and motion passed unanimously.

Chairman Bristow adjourned the meeting at 12:00 midnight.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, JUNE 29, 1987
IRRIGON, OREGON

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

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

MEMBERS ABSENT - Cecil Jones, Marv Padberg, Mark Cutsforth

OTHERS PRESENT - Deane Seeger, Lori Bush, Staff

MINUTES OF APRIL 27, 1987 MEETING - After changing the spelling of McWilken to McQuilken, Don Russell moved to approve the minutes. Mary Ellen Coleman seconded the motion and motion passed unanimously.

COMPREHENSIVE PLANS - Seeger read a copy of a letter from Conrad Tworek, Ione Planning Commission, stating the Planning Commission would recommend Ione's Comprehensive Plan for adoption to the City Council. Chairman Bristow stated this had been done. Seeger said there were no major changes in Ione's plan other than the new housing area in the urban growth boundary.

Seeger reported Boardman, which was one the first city's to have their plan adopted, has gone through proposal of a review order. Boardman has made very few changes to their plan except for the necessary ORS changes.

Discussion followed on Urban Growth Boundaries and Joint Management Agreements. The policy has been that the final authority is the County. Seeger stated that we should go back through the joint management agreement and then get each of the five cities to write down what they would like in terms of coordination effort. Seeger also suggested dual applications, one for the County and one for urban growth boundaries that would require the cities to sign off on them. Seeger will try to tailor these development policies to each of the individual towns.

The Irrigon area was then reviewed. Seeger related that with the extension of city sewer, one acre lots in the County could be divided smaller, and with both city sewer and city water, smaller still.

PORT OF MORROW AIRPORT - Seeger reviewed a memo covering statistics for the Port of Morrow Airport and the Morrow County Airport from the State Aeronautics Division. Bristow reported that the Port of Morrow received notice from the FAA that it is indeed a live airport. Discussion followed on the heavy equipment training school being located in an Air-Industrial zone.

BOEING UPDATE - Staff reported Boeing had requested application for a change of zone, but has not received anything back. Seeger reported on a piece of ground left out of the Industrial zone on the north side of the freeway. Seeger then read a memo he wrote to the Planning Commission and County Court but never mailed pertaining to the Commission's previous meeting with Boeing. Discussion followed. Chairman Bristow instructed staff to get from the District Attorney

in writing that the Overlay zone takes precedent over the Conditional Use Permit prior to the next meeting. Commissioner Goodyear raised the question again about the original ORS creating the Space Age Industrial Park and wondered what kind of authority the County has. As an agenda item, staff was instructed to write a letter to the County Court and ask them in writing what legal authority the county has over Boeing or State lands, and request the answer in writing. It was also suggested that if the Commission has to they will go as far as the Attorney General to get an opinion over what authority the County has. Commissioner Michael stated she would like to see us work on the overlay zone and reword it so we can put conditions on it. It was suggested the Commission write a letter to Boeing clarifying what we are doing.

PATTERSON FERRY INTERCHANGE - Seeger stated the study was done and read letters from the City of Irrigon and Judge Carlson. The Planning Commission decided to go on record once more stating they were in support of the project. Mary Michael moved to reiterate support of the interchange. Don Russell seconded the motion and motion passed unanimously.

LAND PARTITIONING - JOHN WEINHOLZ, IRRIGON - Application was received to partition 3.66 acres out of Township 5N, Range 26E, Section 35, Tax Lot 1300. Application was approved, however, Seeger will request the landowner to reserve a 30' strip of land, running north and south on the west edge of the property, for future roadway purposes.

POLICIES FOR COUNTY PLATTED RIGHT-OF-WAYS - A memorandum was reviewed and then the matter was tabled until the new Public Works Director can review the memo. Seeger stated it would be a good idea to survey all right-of-ways so people don't build on them.

WINERIES - Ed Glenn is to be contacted to see if he can attend the next meeting.

FEEDLOT - No complaints have been received, however Commissioners stated there is still an odor.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, AUGUST 10, 1987
LEXINGTON, OREGON

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

MEMBERS PRESENT: Chairman Bristow, Cecil Jones, Mary Ellen Coleman, Mary Michael, Don Russell, Mark Cutsforth.

MEMBERS ABSENT: Kent Goodyear, Dan Creamer, Marv Padberg.

OTHERS PRESENT: Deane Seeger, Lori Bush, Staff; Irv Rauch, Ex Officio Member; Jeff Wallace, District Attorney; Ed Glenn, Boardman, Larry Dalrymple, City of Boardman.

MINUTES OF JUNE 29, 1987 MEETING - Mary Michael moved to approve the minutes as mailed. Mary Ellen Coleman seconded the motion and motion passed unanimously.

WINERIES - Ed Glenn, Boardman, was present to give his input on classifying wineries in the zoning ordinance. Mr. Glenn offered the following suggestions: List wineries as a specific use, either as an outright use or a conditional use, in as many zones as possible, and identify areas for winery zones - ideally a ten acre minimum amount of land with public access or exposure to maximize visitors in a rural setting. The Yamhill County example was then reviewed in which wineries are considered as farm use and permitted outright in an EFU zone. Staff was instructed to draw up a proposed amendment to include Yamhill County's guidelines (paragraphs 1 and 3), and insert Land County's statement "wineries and those uses customarily associated with them are considered as a commercial activity in conjunction with a farm use and are dealt with on a case-by-case basis. Zones such as the Small Farm, Rural Residential and Rural Service Center will be included in the amendment. It was suggested Mr. Glenn review the amendment also. Chairman Bristow reminded the commission that we are just dealing with wineries and not the vineyards.

URBAN GROWTH BOUNDARIES - Seeger stated the Planning Commission needed to take official action on the new area added to Ione's Urban Growth Boundary. After the area was identified, Seeger stated the Ione Planning Commission had approved the addition and LCDC had no problem with the addition. Mary Ellen Coleman moved to approve the addition to Ione's Urban Growth Boundary. Cecil Jones seconded the motion and motion passed unanimously.

POLICIES FOR COUNTY PLATTED RIGHT-OF-WAYS - Seeger read a draft document and stated when the maps are finished, it would be packaged up. Seeger reminded the Commission that the County Court can use the Planning Commission for an advisory capacity.

FEEDLOT - It was reported that there is still an odor. Seeger stated he would be meeting with Bryan Johnson, an engineer, to see if it would be engineeringly feasible to eliminate the smell. It was decided Simplot should be brought in to work with the County. It was also suggested that the conditional use permit granted be reviewed.

LANDFILL - Seeger stated the findings of fact for the Finley Buttes Landfill would be ready for the Commission members at the next meeting.

BOEING - A memo from the District Attorney was reviewed in which he stated the Court Ordinance creating a new land use zone (Specific Limited Use Overlay Zone), supercedes the Conditional Use Permit. It was suggested we amend the next overlay zone and in the future recommend to the County Court what the Commission wants conditioned in every letter to the Court. Staff was instructed to send a letter to Mr. Bowden with the findings.

MEETINGS - Seeger reported on a meeting he attended at Newport in which Rural Development Policies were discussed. A training session will be held in Eugene September 30, October 1, 2, and 3rd. Commission members were urged to attend. It was also suggested city planning commissioners should be invited.

FISH HATCHERY - Seeger read a memo from the Northwest Power Planning Council in which they will be increasing their production of summer steelhead from 40,000 pounds to 160,000 pounds each year. BPA is interested in using the hatchery as a demonstration project to test a technique called "oxygen supplementation". This technique would allow greater numbers of fish to be raised in the ponds and would raise the capacity of the hatchery to approximately 290,000 pounds.

CORRESPONDENCE - Seeger read a letter from the Nature Conservancy stating they were in the process of purchasing approximately 237.78 acres located in T1N, R25E, Sections 2 and 3, Tax Lot 501, and requesting approval of a lot line adjustment as the full tax lot is 398.22 acres.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, AUGUST 31, 1987
IRRIGON, OREGON

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

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

MEMBERS ABSENT - Cecil Jones, Dan Creamer, Mary Padberg

OTHERS PRESENT - Deane Seeger, Lori Bush, Staff; George Horrace, Don Jorgensen, Steve Wilkie, Irrigon.

MINUTES OF AUGUST 10, 1987 MEETING - Don Russell moved to approve the minutes as mailed. Mary Michael seconded the motion and motion passed unanimously.

JORGENSEN TRUCKING CONDITIONAL USE PERMIT REVIEW - Lori distributed copies of the conditions as well as pictures of the site to the Commission. She reported that she had received two complaints, both on August 12th, from neighboring property owners. The complaints were reefers running on the previous weekend, changing of tires after 10:00 p.m., and few live trees left in the required tree buffer area. George Horrace, neighboring property owner, then reported to the Commission the running of reefers and changing of tires after 10:00 p.m. Mr. Jorgensen stated he was changing the operation of his trucking business and didn't think there would be as many trucks on the property as in the past. He reported there was a new driver who wasn't aware of the conditions when they were violated, and also said that he had planted his trees at the wrong time of year and couldn't always water them, so several of them had died. Mr. Jorgensen felt it was unfair that he had conditions to follow when there were several other trucking businesses located in peoples own yards in the area. Chairman Bristow briefly reviewed the case. Performance bonds were then discussed. Kent Goodyear moved to review the permit again in thirty days time, and in that time Mr. Jorgensen is to have replanted his trees as stated in the conditions. If Mr. Jorgensen has not complied within thirty days, staff will construct a performance bond. Mary Ellen Coleman seconded the motion. Discussion was called for. Mr. Jorgensen stated he should have no problems with the conditions now that his operation has changed. Question was called for and motion carried.

AGENDA ITEMS - With regards to the Feedlot, Seeger stated other than initial contact with an engineer, follow-up has not been made. Discussion then followed on Urban Growth Boundaries. Seeger stated cities should have the first public hearings when the land in question is within the Urban Growth Boundaries. Chairman Bristow then reported on the Ione UGB addition and showed members a map of the Emmert Addition. Bristow stated Ione will service the area with water. Discussion followed on wineries. Seeger reported that the Oregon Department of Transportation is looking for further justification for the proposed interchange at Patterson Ferry and feel the area would be a good location for a winery. Chairman Bristow once again instructed staff to review zones and prepare a document placing wineries as an outright use in as many zones as possible for the next meeting. Commissioner Michael suggested a buffer zone next to residential areas be considered.

PLANNING INSTITUTE - Members were given agendas and registration forms for the up-coming Planning Institute in Eugene September 30-October 3, 1987.

VA/BOEING APPLICATION - Seeger reviewed maps and correspondence regarding a recent application for change of zone by the Oregon Veteran's Administration. A separate letter had been received by Boeing's attorney requesting that we create a Space Age Industrial Zone, which he proposed one year ago. Commission recommended staff to send back a simple letter stated because there appears to be a conflict, when we get back the necessary information from them and if we understand it, we will consider our next meeting for a public hearing. Chairman Bristow again instructed staff to write a letter to Mr. Bowden with the findings from the last meeting.

OTHER REPORTS - Mary reported on the Medical Board and told about the doctor situation in the County. Port activities were then reported on by John and Kent. The high unemployment rate in the north end of the county and the situation with Lamb-Weston were discussed. Mary Ellen stated that the Irrigon Planning Commission had not yet met.

SOLID WASTE ORDINANCE - Seeger reported on the Solid Waste Ordinance and also stated Metro (Portland) would be looking at the Finley Buttes Landfill site the 16th of September.

Discussion followed on bonds. Staff will bring back bond procedures and various types of bonds for the next meeting.

ADJOURNMENT - Chairman Bristow adjourned the meeting at 9:15 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, SEPTEMBER 28, 1987
SCHOOL BUILDING - LEXINGTON

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

MEMBERS PRESENT: Chairman Bristow, Cecil Jones, Kent Goodyear, Mary Michael, Don Russell, Mary Padberg, Mark Cutsforth

MEMBERS ABSENT: Dan Creamer, Mary Ellen Coleman

OTHERS PRESENT: Deane Seeger, Lori Bush, Staff; Irv Rauch, Ex-Officio Member; Louis Carlson, Judge; Brent Lake, LCDC; Charles Gehley, Oregon Department of Veterans' Affairs; Jay Robinson, Robert Brown, Richard Canaday, Earl Bowden, Liz Warman, Boeing; Hal Curtis, U.S. Navy; Bob Miller, Port of Morrow; John O'Rielly, Readymix Sand & Gravel; Dick Cockle, The Oregonian; Merlyn Robinson, the East Oregonian; Sandi Holtz, the Heppner Gazette-Times; Larry Dalrymple, City of Boardman; Bill Doherty, Sand Hollow; Betty Carlson, Heppner; Linda Tullis, Ione; Sam Edwards, Boardman.

MINUTES OF AUGUST 31, 1987 MEETING: The minutes were amended to read, "The City of Ione would provide water service to the new UGB area," instead of providing both water and fire services as stated. Kent Goodyear moved to approve the amended minutes. Don Russell seconded the motion and motion carried.

ZONE CHANGE - OREGON DEPARTMENT OF VETERANS' AFFAIRS: Seeger stated that the application, legal notice and filing fee were all found to be in order. Seeger read the staff report reminding Commissioners this was the first of two hearings. A letter from Brent Lake submitting a draft of the proposed SAI (Space Age Industrial) Zone was read. The SAI Zone was then reviewed with the following additions: (A)1. Add the word structures after building. (A)2. Should read 'Aerospace aircraft, space vehicles testing and related products. (A)4. Insert comma between electronic and laser. (B)1. Should read Morrow County Court. Mr. Lake stated he would be working closely with staff before the next hearing. Seeger then reviewed the area under consideration stating that to change the zoning it would require an exception statement.

Charles Gehley then presented the application on behalf of the Oregon Department of Veterans' Affairs. The change of zone was requested so Boeing can carry out space research. Mr. Gehley stated that the Phase II submittal for the Remote Antenna Site is to be considered as background data for this application.

A draft exception statement and support information, submitted by Richard Canaday, attorney for Boeing, was reviewed.

Questions were then asked by the Commission. It was determined that 14,080 acres is the correct amount of acreage being re-zoned, and also, the old government lots are included as a part of each section and are not separate lots.

Mr. Lake suggested the Commission accept the rough draft of the exception statement as part of the record and also the draft of the SAI zone. Don Russell moved to accept the exception statement and SAI draft as part of the record. Mary Padberg seconded the motion and motion passed unanimously.

Bill Doherty, Sand Hollow questioned the outcome of the irrigation ditch running through the property, which provides water to his property, and also stated there is an easement on applicant's property which is used by the bus, mail, etc. Seeger stated he would check into the matter.

A statement of reason submitted by Attorney Canaday was then reviewed. Marv Padberg moved to make the statement of reasons a part of the record. Kent Goodyear seconded the motion and motion passed unanimously.

Bob Miller, Manager of the Port of Morrow, stated he was in favor of the proposal and the SAI Zone.

Kent Goodyear inquired why the parcels around the airport were being considered for re-zoning. Jay Robinson, BAIC, stated there is a quarry site in the west half of Section 19.

There was no opposition to the proposal.

Seeger stated that the navy had been asked to be informed of meetings and the findings from the meeting and they will be at the second hearing.

A date of October 19th, at 7:30 p.m. was then chosen for the next public hearing. It will be held at Boardman City Hall.

JORGENSEN CONDITIONAL USE PERMIT - Seeger stated that Mr. Jorgensen had asked for an extension of time (two weeks) to install trees and a drip system. Commission decided to reply to Mr. Jorgensen that if this isn't done by the 19th, the Commission will take action.

FINLEY BUTTES LANDFILL - Seeger stated there will be a public hearing on Tidewater Barge Line's application for a disposal site license on October 21, at 10:00 a.m. at the annex in Irrigon.

FEEDLOT - It was reported that there had not been any complaints about the feedlot, however, several people reported that the odor still exists. Mary felt that if something were done about pond #1, some of the problems would be taken care of. Sam Edwards, Boardman, stated he had contacted vector control about a fly problem and they had told him the flies were being carried by the wind, and there was nothing they could do about it, so he felt the feedlot was contributing to both an odor and fly problem. Mary stated they had been using something in their feed to help control the fly problem.

UGB'S - Seeger read a letter from Irrigon Mayor Don Eppenbach asking that they be able to use the city's addressing system in the Urban Growth Boundary that would comply with the city's numbering system. Mary raised the question of the State's meridian line numbering system. Mark Cutsforth moved to respond to their letter stating they should make the numbering system comply with the existing system of the city's, however, before this is done, check with the State's new system. Marv Padberg seconded the motion and motion passed unanimously.

WINERIES - Seeger showed where good locations for wineries were on a map of the county. Seeger then read a statement that would be included into the Small Farm, Rural Residential, EFU and Rural Service Center Zones. This would require amending the zoning ordinance. It was suggested that Ed Glenn review the draft first and then we would have to hold two public hearings.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
STUDY SESSION
THURSDAY, SEPTEMBER 24, 1987
LEXINGTON, OREGON

MEMBERS PRESENT - Chairman Bristow, Mary Michael, Mary Ellen Coleman, Kent Goodyear, Cecil Jones, Mark Cutsforth

OTHERS PRESENT - Deane Seeger, Lori Bush, Brent Lake, Louis Carlson, G.W. Peck, Irvin Rauch, Jay Robinson, Charles Gehley, Robert Brown, Bob Miller, Linda Tullis

Seeger set the ground rules to be followed at the public hearing on September 28th.

Brent Lake, LCDC field representative, then reviewed a draft exception statement for the hearing. Mr. Lake stated this was a reasons or need type of exception.

OAR's were distributed covering interpretation of Goal 2 exception process. A letter from Jim Ross, director of LCDC was read.

Seeger then reviewed a drafted SAIP Zone (Space Age Industrial Park) Zone. Discussion followed on the drafted zone; specifically nuclear and hazardous wastes and the word manufacturing.

Discussion followed on the old engine test site and if it was zoned industrial or farm use.

MORROW COUNTY PLANNING COMMISSION MEETING
MONDAY, OCTOBER 19, 1987
BOARDMAN CITY HALL

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

MEMBERS PRESENT - Chairman Bristow, Kent Goodyear, Mary Michael, Dan Creamer, Don Russell, Mark Cutsforth.

MEMBERS ABSENT - Cecil Jones, Mary Ellen Coleman, Marv Padberg

OTHERS PRESENT - Deane Seeger, Lori Bush, Staff; Irv Rauch, Ex Officio Member; Dick Cogle, The Oregonian; Pat Moser, The Hermiston Herald; Tom Senior, KATU Channel 2, Portland; Tom McElligott, Morrow County Abstract and Title; Hal Curtis, U.S. Navy; Liz Warman, Boeing Company; Jay Robinson, Rob Brown, Boeing Agri-Industrial Company; Glen Ward, Brad Bales, Bob Krein, Oregon Department of Fish and Wildlife; Charles Gehley, Oregon Department of Veterans' Affairs; Brent Lake, LCDC; G.W. Peck, Louis Carlson, Morrow County; Sam Edwards, Boardman; Alex Madrigal, Irrigon; R.L. Miller, Port of Morrow; Ivan Driver, Irrigon; John O'Reilly, Readymix Sand and Gravel; Larry Dalrymple, City of Boardman; Ed Glen, Boardman, Gloria Storch, Kwang Park, Arco Oil and Gas Co., Bakersfield, California; Randy and Kathy Yates, Boardman; Sim Ten Eyck, West Extension Irrigation District.

MINUTES OF SEPTEMBER 28, 1987 MEETING - Mary Michael moved to approve the minutes as mailed. Kent Goodyear seconded the motion and motion passed unanimously.

OREGON DEPARTMENT OF VETERANS' AFFAIRS - ZONE CHANGE - Liz Warman, Boeing, stated Earl Bowden was ill and unable to attend the meeting. Chairman Bristow then introduced Tom Senior, Channel 2 News, Portland. There were no abstentions from the Commission. Seeger stated that tonight's hearing was a continuation from the hearing on September 28th. Background data for the hearing was then reviewed. Brent Lake, LCDC, summarized the exception statement, pointing out the following changes: page 3, insert "SW 1/4 of Section 18" into legal description; page 7, no. 5 should read "Union Pacific Railroad" instead of Burlington Northern Railroad; and page 9, concluding remarks, strike the word "Boeing" after applicant.

The SAI Zone and SAI alternate "A" Zone were then reviewed. Alternate "A" included the following addition: "Lands shown to be zoned SAI are, prior to development, subject to submittal of a detailed plot plan and with reasonable particularity the intended use, activities, structures and facilities to be built. As in the case of all zones, a zoning sign-off is required prior to the issuance of building permits."

Seeger then read letters in support of the zone change from the City of Boardman, Larry Dalrymple, City Manager; and from the Boardman-North Morrow County Chamber of Commerce, John Grace, Chairman. Charles Gehley, Oregon Department of Veterans' Affairs, recommended favorable support.

The hearing was then opened for questions. Commissioner Michael asked if the zone change application would have any effect on the Boeing road plan. Ms. Warman replied not that she knew of. Commissioner Michael then inquired if Boeing was going to support the extension of the lease on the Port of Morrow Airport. Ms. Warman stated that she had not been involved in the dealings with the airport. Mr. Gehley stated he had not yet reviewed the documents dealing with the airport, however, he stated he felt it was a separate issue. Commissioner Michael then inquired as to the types of jobs that may be available. Ms. Warman stated that there is no particular project on line at this time - Boeing just wants the planning process out of the way should further projects develop.

Lieutenant Commander Hal Curtis spoke on behalf of the U.S. Navy stating that the Navy has no objections to the proposed zone change and said the Navy looks forward to continued cooperation with Boeing.

Bob Krein, Oregon Department of Fish and Wildlife, expressed concern about the Sixmile Canyon area. While not opposing the overall plan designation and zone change, he stated the Department of Fish and Wildlife is opposed to the western boundary proposed within the zone change request, specifically, the concerns centered around the Sixmile Canyon area and adjacent area within one-half mile of the Canyon. Mr. Krein stated that the canyon is a very unique wetland area and is used by several different species of wildlife and is used heavily by waterfowl for nesting, rearing and resting. Fish and Wildlife recommended that the western boundary of the proposed change be moved to the east-side of the present Sixmile Canyon Access road, extending north to the I-84 Freeway and extending south from the junction of Sixmile Road and Tower Road, along Tower Road to PGE's Carty Coal-fired plant.

Discussion followed on the West Extension Irrigation Canal and the easement currently being used by the mail carrier and neighboring property owners. Mr. Gehley stated that the West Extension Irrigation District's easement stops in concrete. The easement agreement with Boeing has been worked out. Sim Ten Eyck, West Extension Irrigation District, asked if the area around the canal will be fenced. The reply was that it would not be a part of the fenced area.

Chairman Bristow then closed the hearing portion of the public hearing. Chairman Bristow stated there were two issues that needed to have action taken on them: 1. The creation of a new zone and 2. Re-zoning property into that zone. Discussion followed,

Dan Creamer moved to recommend to the County Court that there be created a Space Age Industrial Zone and that the zone be identified by alternate "A" procedure section. Kent Goodyear seconded the motion and motion passed unanimously.

Kent Goodyear moved to recommend to the County Court to re-zone properties described in the Exception Statement, page 3(A) to Space Age Industrial, and to recommend that there be assurances by the Oregon Department of Veterans' Affairs that there will be no conflict between the rezoning and the Port of Morrow Airport Property or any existing Industrial properties. Dan Creamer seconded the motion. Discussion followed. Commissioners stated they were not comfortable including the Fish and Wildlife Department's report at this time. It was felt that the County Court might be able to meet with

Boeing and the Department of Fish and Wildlife and determine the impact. Question was called for and motion passed unanimously.

CONDITIONAL USE PERMIT - YATES TRUCKING OPERATION - Application was received by Randall Yates for operation of truck fleet, repair and maintenance of equipment located in Township 4 North, Range 25 East, Section 10, Tax Lots 3204, located in a Small Farm 40 zone. Commissioner Russell abstained from voting. Seeger read the staff report. Minimum standards for county roads were then discussed. Ivan Driver, PE, PLS, represented the applicant and presented a preliminary plot plan. Randy Yates, applicant, stated he would be building a two-bay shop and will probably be planting a poplar tree border in the spring. Applicant stated he is not planning on building a fence at this time, but will probably need one for security reasons in the future. Applicant didn't feel noise would be a problem as all maintenance will be done inside the shop. Operation will be around the clock, but maintenance is usually done by six o'clock p.m. There will be no referee units, strictly chip trucks at this time. Mr. Yates stated he would like to pick up outside maintenance in the future.

Commissioner Russell stated that their cardlock operation runs around the clock and they are located closer to Mr. Glenn's house than the trucking operation would be. He also stated noise from the freeway generates more noise than would Mr. Yates's operation.

Ed Glenn, neighboring property owner, stated he had originally wanted the area preserved as Rural Residential. Mr. Glenn felt that asking for a conditional use permit for commercial activities in conjunction with farm use was stretching it. He stated a zone change would require all kinds of notices, however, if property owners request a zone change, they would have to pay farm deferral taxes. If the Planning Commission initiates the zone change, the property owners aren't required to pay farm deferral taxes. Mr. Glenn felt it was time for the Planning Commission to rezone the area as originally planned. Future needs and plans for the area were then discussed as well as Rural Service Centers and Commercial Zones. Commissioner Creamer stated that to have this area as a Commercial Zone was the original idea of the Planning Commission several years ago. Planning Commission directed staff to prepare the necessary documents and set the hearings for a zone change in this area.

There was no one in opposition to the conditional use permit application. Mary Michael moved to accept the application for a conditional use permit, striking the word "favorable" from the staff report under Recreation Needs. Kent Goodyear seconded the motion and motion passed unanimously.

Dan Creamer moved to initiate the process for change of zone from Small Farm 40 to Commercial. Mary Michael seconded the motion and motion passed unanimously.

ARCO OIL AND GAS COMPANY - CONDITIONAL USE PERMIT - Application was received to drill two exploratory oil and gas wells located in Township 2 South, Range 27 East, Section 13, Tax Lot 100, and Township 2 South, Range 27 East, Section 23, Tax Lot 2100. Properties are owned by John Hanna Jr. and Ralph Currin. Lori read the staff report. Representatives for Arco (Gloria Storch and Kwang Park) stated they would be returning the sites to their original state and briefed the Commission on which roads they would be using. Applicants stated they would be providing their own fire trucks. There were no objections to the application. Don Russell moved to approve the applications based on the recommendations of the staff report. Mary Michael seconded the motion and motion passed unanimously.

JORGENSEN CONDITIONAL USE PERMIT REVIEW - Lori reported that Mr. Jorgensen had planted the necessary tree border as required by his conditional use permit. Commissioners decided to review the permit again in six months.

HONEYWILD ESTATES - Seeger reported that the owners of Honeywild Estates wished to change the covenants of the subdivision to include single-wide mobile homes. Planning Commission decided they had no say over covenants or deeds and directed staff and District Attorney to research the matter.

WINERIES - Ed Glenn reported he had reviewed a copy of the draft zoning documents and felt everything looked fine. Staff was instructed to begin the public hearing procedures.

FEEDLOT - Discussion followed on the feedlot. It was reported that the smell is still strong at times. It was decided to write a letter to Simplot and ask them to seriously research the odor coming off the ponds. The feedlot will appear as an agenda item next spring.

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

COUNTY COURT HEARING
NOVEMBER 4, 1987
OREGON DEPARTMENT OF VETERANS' AFFAIRS
ZONE CHANGE

Those in attendance were: Louis Carlson, Irvin Rauch, Jerry Peck, County Court; Deane Seeger, Lori Bush, Planning Department; Elizabeth Warman, Earl Bowden, The Boeing Company; Jay Robinson, Rob Brown, Boeing Agri-Industrial Company; Chalres Gehley, Oregon Department of Veterans' Affairs; Brent Lake, John Brogoitti, LCDC; Kent Goodyear, Bob Miller, Port of Morrow.

Judge Carlson opened the hearing at 10:00 a.m. Seeger stated the proper legal notifications had been sent out and the proper notices appeared in the County newspaper. The application was then briefly reviewed and the transmittal of findings read into the record.

Seeger reported that a letter had been received from the Oregon Department of Fish and Wildlife asking that their letter of October 19, 1987, be stricken from the records. Seeger stated that the Planning Commission had reviewed and approved the staff report. Judge Carlson stated the staff report would be accepted as approved by the Planning Commission.

Exhibit "A" Space Age Industrial Zone was then reviewed. Discussion followed on "support facilities for on-site staff." Brent Lake stated support facilities would be lunchrooms, overnight accommodations for guards, etc., but not housing projects.

Commissioner Rauch inquired as to water source. Seeger stated there was no specific use planned at this time, however, the site would be governed by the Water Resources board.

Exhibit "B" policy statement to appear in the Comprehensive Plan was then reviewed.

Exhibit "C" map amending the existing land use was reviewed.

Seeger briefly explained the Exception Statement for Boeing Corporation Space Age Industrial Park as required by ORS and OAR's under the jurisdiction of LCDC.

Judge Carlson inquired as to the Navy's position. Seeger stated the Navy had initially raised questions but had met with Boeing and made no objections at the two Planning Commission meetings.

Seeger then read item "A" amendment to the Zoning Ordinance for approval. Commissioner Peck moved to adopt the ordinance as approved by the Planning Commission. Commissioner Rauch seconded the motion. No one spoke in favor or opposition to the amendment. Question was called for and motion passed unanimously.

Seeger then read exhibit "B" amendment to the Comprehensive Plan for approval. Commissioner Rauch moved to adopt the amendment to the Comprehensive Plan. Commissioner Peck seconded the motion. Kent Goodyear, Port of Morrow, read a letter from the Port stating that they feel there is no problem with the airport and supporting the change of zone. No one spoke in opposition to the amendment. Motion passed unanimously.

Exhibit "C" Zoning Map was then considered. Seeger stated that if the Court adopts Exhibit "C", then they will have rezoned 14,080 acres. Commissioner Peck declared a conflict of interest as an immediate member of his family is employed by Boeing.

Judge Carlson asked why the area to be rezoned was so irregular. Jay Robinson stated that one section includes a quarry site and the other section would provide industrially zoned land all the way to the river.

Proponents were called upon. Charles Gehley, Oregon Department of Veterans' Affairs, reviewed a letter he had prepared for the Court stating he felt the rezoning and the Port of Morrow lease review were two separate issues. The Port of Morrow will receive a one year extension on their November 1, 1987 review date. Mr. Gehley also felt that rezoning a tract of land that size will require large tracts of General Industrial land to provide the necessary support functions.

Discussion followed on the quarry site. Brent Lake stated that the gravel pit will be used on-site with the actual site of the Space Age Industrial Zone. Commissioner Rauch asked if the County would still be able to use gravel from the Space Age Industrial Quarry for off-site use. Mr. Lake replied that the use and amount of gravel would have to be specific, but he didn't think there would be a problem.

After a five minute break discussion followed on amending Exhibit "A". Boeing had no objections. Commissioner Rauch made the motion to further amend the Zoning Ordinance by adding to the Space Age Industrial Zone number 1 (H) "Quarry operation on existing sites." Commissioner Peck seconded the motion and motion passed unanimously.

Exhibit "C" Zoning Map was again considered. Commissioner Rauch moved to amend the zoning map by adopting Exhibit "C". Judge Carlson seconded the motion. Motion carried. Roll call vote was called with Rauch and Carlson voting in favor, Peck abstaining.

Judge Carlson then moved to make the exception statement part of the Comprehensive Plan. Commissioner Rauch seconded the motion. Motion passed with Carlson and Rauch voting in favor and Peck abstaining.

Judge Carlson read the letter from Mr. Gehley and made it a part of the record.

Hearing closed.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, NOVEMBER 30, 1987
LEXINGTON, OREGON

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

MEMBERS PRESENT: John Bristow, Cecil Jones, Mary Ellen Coleman, Kent Goodyear, Mary Michael, Don Russell, Marv Padberg

MEMBERS ABSENT: Dan Creamer, Mark Cutsforth

OTHERS PRESENT: Deane Seeger, Lori Bush, Staff; Judge Louis Carlson; Linda Tullis, Ione.

ELECTION OF NEW OFFICERS: The first order of business was election of new officers. Nominations were opened for Secretary. Mary Ellen Coleman re-nominated Mary Michael. Marv Padberg seconded the nomination. Nominations were closed. Mary was unanimously re-nominated Secretary.

Nominations were then opened for Vice Chairman. Cecil Jones nominated Kent Goodyear. Mary Michael seconded the motion. Mary Ellen Coleman nominated Marv Padberg. Don Russell moved to close the nominations. Mary Michael seconded the motion. Motion passed. Commissioners voted by ballot. Marv Padberg was elected Vice Chairman.

Nominations were then opened for Chairman. Don Russell moved to nominate Kent Goodyear. Mary Ellen Coleman seconded the motion. Kent Goodyear nominated Don Russell. Marv Padberg moved to close the nominations with Mary Ellen Coleman seconding the motion. Motion carried. Commissioners voted by ballot. Kent Goodyear was elected Chairman.

Judge Carlson then presented a plaque to John Bristow on behalf of the County Court, Planning Commission and Planning Department for his four years of service on the Commission.

MINUTES OF OCTOBER 19, 1987 MEETING - Mary Michael moved to approve the minutes as mailed. Don Russell seconded the motion and motion passed unanimously.

LAND PARTITIONING - WILLIAM NAGL, BOARDMAN - Application was received to partition three parcels located in Township 4 North, Range 25 EWM, Section 14, located in an FR-2 Zone. Parcels contain 1.5, 1.4 and 2 acres. The purpose of the minor partitioning was so that Mr. Nagl could sell the three homes located on each parcel. Seeger explained that the centerline of the roads can be used to gain additional acreage for each parcel. Discussion followed on the 1.4 acre parcel bordered by Rippee Road. Mary Michael moved to ask the property owner to dedicate 60' of right-of-way for future ingress and egress along the northern edge of the properties being partitioned. Reasons for the request are for future planning and to increase the square footage of the parcel. Marv Padberg seconded the motion and motion passed unanimously. Application was approved.

AGENDA ITEMS - Seeger reported that the area around the Heppner cemetery should be considered next for the Urban Growth Boundary agenda item.

It was decided not to have a meeting in December and to set the public hearing for the amendment to the Zoning Ordinance (wineries) for the regular meeting in January. Mary stated that we might also have a public hearing on the ambulance services policies at that meeting.

Re-zoning was then discussed. Seeger stated that the re-zone hearing would require two public hearings, notification to LCDC and a hearing by the County Court. Deane briefed the Commission as to why there was a need for a change of zone. This will be an agenda item to be reviewed at our January meeting with the first public hearing being scheduled for the February meeting.

Seeger reported on a letter sent to Simplot regarding the feedlot asking them to investigate the odor and stating we would resume followup on the matter next spring.

Seeger stated no action had been taken regarding changing of the covenants for Honeywild Estates.

Marv reported on the Ione city meetings stating they were identifying areas along the creek located in the flood plain.

The flood control insurance program was then discussed.

Discussion followed on illegal garbage dumping in various areas of the County. It was decided to make up signs, siting authority from the County Court, stating it is a violation to dump garbage.

Mary reported on the Medical Board meetings regarding the clinic and the doctor situation for the County.

Discussion followed on the road across Bombing Range. It was decided the Planning Commission needs to keep up on this matter. This will be an agenda item for the next meeting.

Chairman Goodyear briefed the Commission on the Railroad matters between Kinzua and Union Pacific Railroad, followed by a report on Port of Morrow meetings and the Port airport.

The Finley Buttes Landfill was discussed.

ADJOURNMENT - Chairman Goodyear adjourned the meeting at 9:15 p.m.