

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, JANUARY 30, 1989
RIVERSIDE HIGH SCHOOL

JOINT MEETING WITH THE BOARDMAN PLANNING COMMISSION ON THE PROPOSED EXPANSION
OF THE BOARDMAN URBAN GROWTH BOUNDARY

Chairman Goodyear opened the hearing at 7:30 p.m.

MEMBERS PRESENT: Chairman Goodyear, Dan Creamer, Jim Swanson, Mark Cutsforth, Don Russell, Mary Ellen Coleman, Marv Padberg

OTHERS PRESENT: Deane Seeger, Lori Bush, staff; Irv Rauch, Ex-Officio Member

PUBLIC HEARING: Seeger stated that proper public notice had been published. The history of the area was reviewed. Larry Dalrymple, Boardman City Manager, reviewed the staff report. Dalrymple stated only opposition had been from Longview Fibre because they did not want to be annexed into the city. Annexation procedures were reviewed.

Dalrymple explained how the boundary was chosen and stated everything had been done in conjunction with L.C.D.C.

Hearing was then opened to comments from the floor. Being no comments, the hearing was closed.

Dan Creamer moved to recommend expansion of the Boardman Urban Growth Boundary to the County Court. Jim Swanson seconded the motion. Motion passed unanimously.

An ordinance will be adopted by the County Court amending the Comprehensive Plan.

JOINT MANAGEMENT AGREEMENT - While both Planning Commissions were together, it was decided to try to get tentative agreement from both parties regarding a joint management agreement. Seeger read the proposed Joint Management Agreement. Dalrymple stated L.C.D.C. must be given a 45 day notice and then public hearings held. He stated the Joint Management Agreement includes the City, County and Port. The final decision will be with the County. Seeger went through an example process of siting an industry.

Don Russell moved for recommendation for tentative approval of the Joint Management Agreement with the City of Boardman. Mary Ellen Coleman seconded the motion. Motion passed unanimously.

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

MINUTES OF THE MORROW COUNTY
PLANNING COMMISSION
March 27, 1989

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

Members Present: Goodyear, Creamer, Swanson, Cutsforth, Russell,
Coleman, Padberg, Carlson, and Miller.

Others Present: Staff Seeger, Irv Rauch, Neal, Brad, Dylrymple.

Public Hearing: A Conditional Use Permit for a Home Occupation for
Timothy G. Fuzi, to operate a gun shop was permitted.
on a Motion by Dan Creamer, seconded by _____
Conditions as stated in the Staff Report were
adopted.

General: The Carlson Hunting Operation memo was read by staff.

The Army Depot propped demilitrazation project was
discussed. The Commission went on record requesting
that the North Gate be opened and the legs at the
Patterson Ferry interchange be accomplished to support
that project.

A brief discussion was held on U.G.B.s.

Activities involving the H Ilberg Subdivision south
of Irrigon was reported on by staff.

A general discussion of Wetlands took place.

The Meeting was adjourned at 9:30 p.m.

I am very sorry about these minutes. With Lori out I have been running
the front counter, issuing building permits, D.E.Q. permits, following
up on zoning violations and doing general clerical work, and so on and
so forth.

Minutes Planning Commission April 24, 1989

Present

Kent Goodyear
Marv Padberg
Mary Ellen Coleman
Mark Cutsforth
Jim Swanson
Joe Miller

Others Present

Dan Creamer
Don Russell
Merle Carlson
Staff
Deane Seeger
Lori Bergstrom

Gary Neal
Rob Brown
Brad Bales

JIM SWANSON moved and MARY ELLEN COLEMAN seconded to approve minutes of last meeting.

The commission set date of hearing for a change of zone for the Port Interchange. SEEGER reported he had made a brief statement to the City of Boardman Planning Commission that all property owners had been given copies of proposed zones. L.C.D.C. had been notified. Hearing set for May 22, 1989 in Irrigon. A general discussion on procedures and methods to be followed. The commission then set a date of hearing to consider a Limited Use Overlay Zone to permit the siting of a prison at the Boardman Airport. A general discussion followed. GARY NEAL, the Port of Morrow Manager, indicated that no specific site within the airport area had been picked. The Planning Director went on to say that a limited use Overlay Zone could be applied to the entire area, which could be applied to a specific area when one was picked.

Mr. NEAL indicated that 2,700 acres were involved and that the prison could be fit in without a negative impact on the airport. The planner said that the staff would address this issue. The hearing date was set for May 22, 1989.

The commission then went on to discuss the Wetlands issue. The planner read from a notice of a meeting on Wetlands to be held in Portland on May 16. Involvement by various State agencies and the involvement by the County in administration of such a program. The example of quarry sites creating wetlands was discussed. BRAD BALES of Fish and Wild Life indicated that the problems involved and management were still in the discussion stage and a precise format has not been established as yet.

The planning director went on to say that the problems of re-evaluation of our Goal 5 Resource Areas would be very costly and time consuming. If we have to do this funds would have to be made available from L.C.D.C. to hire a consultant. In addition, we would have to be site specific. BRAD went on to say that it will be awhile until a "game plan" is developed. We will be waiting for additional information. The effect on irrigated farm lands was brought up as another problem involving Wetlands. Chairman KENT GOODYEAR brought up the time schedule for periodic review, which will take place in June of 1990, and Wetlands will be addressed at that time as well. The commission will want to start taking segments of the Comp Plan and start reviewing them now. In particular, past, future and existing goals.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, MAY 22, 1989
IRRIGON, OREGON

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

MEMBERS PRESENT: Chairman Goodyear, Mark Cutsforth, Jim Swanson, Joe Miller, Merle Carlson, Dan Creamer, Don Russell

MEMBERS ABSENT: Mary Ellen Coleman, Marv Padberg

OTHERS PRESENT: Deane Seeger, Gary Neal, Larry Dalrymple, Rob Brown

MINUTES OF APRIL 24, 1989 MEETING - The minutes for the meeting of April 24, 1989, were approved as mailed.

REZONE HEARING - The first of two hearings on the change of zone for the area south of the Port of Morrow Interchange was opened. The Planning Director read the staff report and stated that the legal description had indicated the zone designation as general commercial when it should have said Rural Service Center Zone. The Director indicated that he had been in contact with the property owners and that that designation was in error. The correction was made a matter of record and a correction would be published for the next hearing. There were no adverse comments or communications from the property owners or surrounding property owners. A letter in favor was read from a Mrs. Nelson. The City Manager of Boardman was in favor of the re-zone as corrected, as was the Port of Morrow Manager, Heppner Transfer, Don Russell, and all property owners. The hearing was closed and extended to the meeting of June 26, 1989, for final approval and recommendation to the County Court.

LIMITED USE OVERLAY ZONE - The hearing for the creation of a Limited Use Overlay to site a prison at the Port of Morrow Airport was opened. The Planning Director read the staff report. At the time of writing these minutes, the site had been eliminated from consideration by the State of Oregon and is now a mute question. The only remaining action requires the Commission, on a motion and second, to cancel any further consideration of this site.

ARMY DEPOT - The Planning Director gave a brief report on the Army Depot activities as they pertain to the construction of a furnace to demilitarize various gas weapons. The army intends to proceed with the program.

Under the general category of "for the good of the order", an overall discussion of the Forest Practices act lasted until adjournment. The primary question that arose was the ability of people to build recreation cabins in forest areas of Morrow County. The Planning Director stated that at this time a non-forest use dwelling unit could only be built on 160 acres and meet state forest fire protection standards, making it virtually impossible to build a recreational cabin in a Forest Use Zone in Oregon. The Planning Director stated that L.C.D.C. was giving additional consideration to the establishment of smaller minimum lot sizes and would report back on this at the June meeting.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, JUNE 26, 1989
LEXINGTON, OREGON

Chairman Goodyear called the meeting to order at 7:38 p.m.

MEMBERS PRESENT: Chairman Goodyear, Mark Cutsforth, Jim Swanson, Joe Miller,
Mary Ellen Coleman, Don Russell, Marv Padberg

MEMBERS ABSENT: Dan Creamer, Merle Carlson

OTHERS PRESENT: Deane Seeger, Gary Neal, Rob Brown, Brad Bales, Larry Dalrymple

MINUTES OF MAY 22, 1989 MEETING - The minutes for the meeting of May 22, 1989, were approved as mailed on a motion by Commissioner Russell and seconded by Commissioner Miller.

This will be the last of the non-minute minutes, as we now have a qualified person on board to perform the task I had no talent for.

LIMITED USE OVERLAY ZONE - On the question of setting a date for a public hearing to consider creating a limited use overlay zone to accommodate the siting of a state prison at the Port of Morrow Airport, the Commission, on a motion by Commissioner Russell and a second by Commissioner Coleman and a unanimous vote, withdrew the request pending final action by the State siting board.

ZONE HEARING - Chairman Goodyear opened the final hearing for the change of zone at the Port Interchange from small farm use to General Service Center Zone. Commissioner Russell declared a conflict of interest as a property owner in the area. A general discussion followed. The Commission directed the staff to notify Burlington Northern Railroad to send a copy of their deliberations as they had indicated an interest, even though, they did not own property within the 250' radius. Hearing no objections, either at the meeting or by mail, the Commission, on a motion by Commissioner Swanson and a second by Commissioner Coleman, for approval of the zone change and a unanimous vote of the members present approved the zone change and recommended to the Morrow County Court to do the same.

WETLANDS LEGISLATION - Brad Bales of the Oregon Department of Fish and Wildlife reported on the status of the new Wetlands Legislation, S.B. 3. A general discussion followed and the Commission directed that the staff continue to monitor this program and report to them on Wetland activities as the program develops.

FOREST LAND USE - A brief report and discussion followed on the impacts of the ongoing Forest Land Use problems being studied for further controls by LCDC and that staff maintain close contact on this.

ARMY DEPOT - A report was given on the Umatilla Army Depot activities. Commissioner Swanson moved and Commissioner Padberg seconded a motion that the Planning Director was to advise the Depot of their concerns and interest in the clean-up activities and destruction of toxic weapons. Motion passed with a unanimous vote.

GENERAL - Commissioner Padberg requested that the minutes show a request to post (sign) illegal dumping sites.

(Note for the record -- Signs were put up -- Also please note that someone took the signs down three days later.)

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, AUGUST 28, 1989
IRRIGON, OREGON

Chairman Goodyear called the meeting to order at 8:15 p.m. The delay was due to insufficient members present for a quorum.

MEMBERS PRESENT: Chairman Goodyear, Don Russell, Dan Creamer, Jim Swanson and Joe Miller

MEMBERS ABSENT: Mary Ellen Coleman (submitted letter stating why she was not in attendance), Merle Carlson, Marv Padberg, Mark Cutsforth

OTHERS PRESENT: Deane Seeger, Sharon Timms, staff; Judge Louis Carlson, Commissioner Irv Rauch, Commissioner Jerry Peck, Jeff Wallace, Morrow County District Attorney, Brad Bales, Mark Kirsch, Gene Allen, Jane Weston, Win Weston, Terry Hiatt, Virginia Sannar, Ann McFarland, Bonnie Clow

MINUTES OF JUNE 26, 1989 MEETING - The minutes for the meeting of June 26, 1989, were approved as mailed on a motion by Commissioner Russell and seconded by Commissioner Swanson.

PUBLIC HEARING - Sannar Variance - Deane stated that proper public notice had been published to meet the legal requirements. Read the staff report pointing out Section 9.040 in the Zoning Ordinance. The applicant wishes to setup a manufactured home for her daughter to live in to provide support and care for her because of increasing ill health. Deane stated that a temporary permit maybe allowed, but certain requirements must be met. The plot plan provided by the applicant was insufficient and a new one must be resubmitted. Letters were read from landowners, Westons, Murrays, O'Brien, and Coleman who were all opposed to the variance. The only letter of approval was from the Rileys.

There was no further discussion on questions from the Commission members. The Chairman asked if there were any questions from the floor.

Virginia Sannar said that in asking for the variance she did not intend to go against any laws. The trailer will be a doublewide where her daughter and another person will live.

Bonnie Clow had no objections to the variance being granted, but did state that she would like them to hook up to the sewer system.

A neighbor, Terry Hiatt, expressed a negative position. He said he takes pride in his place and sees a problem in setting up another trailer home on the property. He questioned whether the Planning Commission would take into consideration the will of the property owners in the area. He said the majority were against approval of the variance.

Chairman Goodyear stated that the variance, if approved, would be reviewed once a year.

Win Weston also expressed a negative position on granting the variance. He questioned who would ride herd on removal of the mobile home if the hardship was no longer present. He stated he also takes pride in his property and would hate to see the area cluttered with mobile homes.

Deane stated that he would like a legal document that the owners would sign with certain stipulations or restrictions.

A motion was made by Dan Creamer and seconded by Jim Swanson telling the Sannars to return to the Planning Department with a proper plot plan and then it would be presented to the Planning Commission once again. Motion approved unanimously.

Hearing ended.

ZONING VIOLATIONS - Discussions followed regarding how to enforce the numerous zoning violations within the county. It was advised that a plan should be developed with the procedures to follow and be presented at the next Planning Commission meeting. The violation complaint should be filed with the District Attorneys office.

MATERIALS PACKET - There were no comments on the packet of materials distributed to the Commission members.

TREATY FISHING SITES - The public hearing in Boardman went well reported County Commissioner, Jerry Peck. There was a desire expressed by all public officials present to work together to reach an agreement. A decision on Quinell Park (Three Mile Canyon) must be worked out with the Corps of Engineers. It should be one that is compatible with the Indians as well as with us. Levi George was one representative at the meeting. Deane needs to communicate with Jeff Curtiss. On the three mile site, it was stated that the Indians will not have a use for it during waterfowl season and that a public access agreement might be worked out. This item will be kept on the agenda of future meetings.

LAND PARTITIONING - Kinzua has requested that a portion of land be partitioned so they can sell it to an employee (section with a small home on it). Dan Creamer moved that the request be approved. Jim Swanson seconded the motion. Kent Goodyear abstained. Motion passed unanimously.

LOT LINE ADJUSTMENT - Buchanon's request for a lot line adjustment was discussed. Dan Creamer moved and Joe Miller seconded that it be approved. Motion approved unanimously.

LAND PARTITIONING - The land partitioning request by Buchanons has been D.E.Q. approved; Oregon VA approved and they have given road right-of-way to the county. A motion made by Jim Swanson and seconded by Don Russell that the partitioning be approved. Motion passed unanimously.

PRISON SITE - Chairman Goodyear wondered if the Planning Commission should have any place in asking for funds if the Boardman site is selected for the new prison. There would be quite an impact on the Planning Department if this site selected.

County Court asked for technical assistance and financial assistance in their reply to the state. If the planning commission wishes to make a statement it must be in by the end of this month.

Don Russell moved that a letter be written to Fred Pearce indicating that the Planning Commission would need technical and financial assistance from the state to meet the impacts brought on by construction and operation of the prison. Commissioner Miller seconded. Motion passed with an unanimous vote.

WILDLIFE AREA - Brad Bales, Oregon Department of Fish and Wildlife reported on Messner Pond. It is being promoted as a public recreation area, wildlife area and the aesthetic value to the Port. He would like a member of the Planning Commission the joint a small group he is starting to work on this project.

GENERAL - Judge Carlson reminded everyone of the Inter-Governmental Meeting on September 12, 1989, at Boardman City Hall.

Chairman Goodyear asked if there were any suggestions to encourage Commission members to attend meetings. It was suggested that a letter be written asking board members to notify the Planning Department if they will be unable to attend the meeting.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, OCTOBER 30, 1989
IRRIGON, OREGON

Chairman Goodyear called the meeting to order at 7:35 p.m.

MEMBERS PRESENT: Chairman Goodyear, Marv Padberg, Mary Ellen Coleman, Dan Creamer, Mark Cutsforth and Jim Swanson

MEMBERS ABSENT: Don Russell, Joe Miller and Merle Carlson

OTHERS PRESENT: Deane Seeger, Sharon Timms, staff; Judge Louis Carlson, Commissioner Jerry Peck, Gary Neal, Win Weston, Jane Weston, Leland McFarland, Ann McFarland, Jane McRoberts, Virginia Sannar, Brad Bales, George Horrace, Rob Brown

MINUTES OF AUGUST 28, 1989 MEETING - The minutes for the meeting of August 28, 1989, were approved as mailed.

PUBLIC HEARING - Sannar Variance - Deane stated that the proper public notice had been published to meet the legal requirements. Mrs. Sannar had prepared a new plot plan. Deane stated that the plot plan revealed several problems in the siting of the additional manufactured home. Some of the problems are: lot not wide enough for two entrances, site distances between the proposed second driveway and existing driveway do not meet acceptable safety standards and would be too close to fire hydrant and power pole, connection of the proposed temporary dwelling unit to the existing septic tank revealed an engineering problem. The major problem with the allowance of the additional manufactured home on this lot is the backlot siting situation.

Proponents: Jane McRoberts (daughter of Mrs. Sannar) stated she only wants to set-up an additional manufactured home to take care of her mother. Deane asked her if conditions were imposed, would she abide by them. Jane McRoberts responded she would. Mrs. Sannar stated that she would place the trailer anywhere if the back area location was not approved.

Opponents: Win Weston - If the fence is used as a boundary, it is one foot too far on his property. He also wanted to know if it is a hardship case why isn't the present double-wide large enough for them to live with Mrs. Sannar there.

Discussion Closed.

Commission Discussion followed: Will the Structure be removed after the hardship is over, the additional manufactured home cannot be used as a rental unit, and the medical may be reviewed in one year. Must fit the needs of the hardship factor. If she puts it up front, it will need to come up again before the Commission. Jim Swanson moved to deny the hardship variance with the backlot location of the additional dwelling. Marv Padberg seconded the motion and motion passed unanimously. Hearing Closed.

JORGENSEN VIOLATION - Letters were read from adjoining landowners protesting the violation of the conditional use permit conditions. Deane said that he was not present at the time of the violations and he could not give evidence that said violations had occurred. He further stated that the Planning Commission cannot sit as a Court of Law. Allegations of the violations are up to the District Attorney to decide if they are true or not. The Planning Commission cannot make a judgment. Mr. Horrace stated that Mr. Jorgensen keeps violating the conditions and that he knows that he is violating them. Mary Padberg asked if we have a procedure on file? Deane stated that the procedure will be proposed tonight.

A motion was made to remand the Jorgensen violations to the District Attorney and he will decide what further steps to take on the violation. This motion was made by Mary Ellen Coleman and seconded by Mark Cutsforth. Motion approved unanimously.

PUBLIC HEARING - Morrow County Zoning Ordinance Amendments - Industrial Land Use - Port of Morrow Industrial Area will be studied this evening. Land uses on the Port of Morrow are many. The yellow area (shown on map) Port Industrial Zone had been appealed by 1000 Friends of Oregon and it was put into the PI Zone. There is some land adjacent to the PI zoned land that should be included in this zone. Since some of the land is private ownership, we will have to ask if they want to be included in the Port Industrial Zone.

Dan Creamer asked if the Logan Plant is going to have a conditional use permit. Deane stated it was. Not including it as a Food Site is an omission in the Comp. Zoning Plan. It was asked how long the procedure to amend the zoning takes and Deane stated it takes two public hearings and then it goes to County Court. LCDC must be notified 45 days before County Court takes action. Deane stated that LCDC does not appear to be a problem.

Deane stated that we must also develop a Transportation Plan -- every land use determination affects the road transportation plan (need some input as far as what it will do for our road system). Angie Pedro was introduced and stated that she will be handling the transportation plan. The road plan should be tied in with the Port Industrial Zone. We need to make sure the road is all-right to handle Logan's plant. Ingress/Egress is covered on the plot plan when a building permit is obtained.

It was suggested that Logan come to the next Port meeting to explain his plans and then all the information will be available for the next Planning Commission meeting. Gary Neal stated that the 40 acre piece must be addressed for controlled access -- both existing and future.

Direction for next meeting - take area indicated on map and make zone changes. Notify property owners of the second hearing on the proposed zone change. Rob Brown questioned whether we were advocating the zone change to accommodate our current use. The Port is requesting all their property be PI zoned. Deane would like to review all the zoning with the Planning Commission.

Kent Goodyear felt that it should be made a two step process:

1. Handle all the Port land to be rezoned
2. Then handle the rest of the county land

A motion was made by Mary Ellen Coleman to recess to the next meeting the review of Port land to be included in PI. The motion was seconded by Jim Swanson and passed unanimously.

ADOPTION OF ZONING VIOLATION PROCEDURE - Deane read the proposed methods of enforcement. A motion was made by Marv Padberg to prepare an ordinance for zoning violations procedures for the next Planning Commission meeting. The motion was seconded by Jim Swanson and approved unanimously.

GOAL 4 - FOREST LANDS - LCDC will review laws on forest lands regarding building (160 acre minimum). It will be very restrictive on building a cabin in the mountains. Some of the new rules proposed by LCDC are:

1. 80 acre size or larger
2. Permission obtained from adjacent landowners
3. Will not harm adjacent timber or environment.

Some rules that are adopted will cause us to make changes in our Comprehensive Plan. There is concern, but the Commission has a split viewpoint. If LCDC needs a comment from us, we will prepare one. Dan Creamer stated that we need to become more responsible for our actions. Deane should keep the Planning Commission aware of what LCDC decides.

LAND PARTITIONING - COLUMBIA BASIN - They are cutting 1.16 acres of T1S, R24E, Section 1, Tax Lot 200 for a substation. Dan Creamer moved that the partitioning be approved and Mary Ellen Coleman seconded the motion. Motion approved unanimously.

LAND PARTITIONING - PAUL W. JONES - Checked this land partitioning out with LCDC and there was no problem. It is located in T3S, R26, S10, Tax Lot 1500. Jim Swanson moved that the land partitioning be approved and Marv Padberg seconded the motion. Motion approved unanimously.

ANNEXATION - The request by Stephen and Lisa Seed, T5N, R26E, S25, Tax Lot 1901, to be annexed into the City of Irrigon was discussed. The location was pointed out on the map and no objections were reported. The annexation request was unanimously approved on a motion by Jim Swanson and seconded by Mark Cutsforth.

ANNEXATION - The request by Mackey, Eppenbach and Johnson to annex T5N, R27E, S20, Tax Lot 8 and 7 to the City of Irrigon was discussed. The application was denied on a motion by Marv Padberg and seconded by Mary Ellen Coleman because it is outside the Urban Growth Boundary and the surrounding property owners were not notified of the proposed annexation. The motion was approved unanimously.

MINED LAND RECLAMATION PERMITS - The request for the renewal of the Port of Morrow Mined Land Reclamation Permit #25-0022 was approved unanimously on a motion by Marv Padberg and seconded by Mary Ellen Coleman.

MORROW COUNTY MINED LAND RECLAMATION PERMITS - Dan Creamer made a motion to accept these renewal requests and was seconded by Mary Ellen Coleman. The motion was approved unanimously. Permits approved were #25-0030 and 25-0035A.

OREGON STATE HIGHWAY DEPARTMENT MINED LAND RECLAMATION PERMITS - The request for the renewal of the Oregon State Highway Mined Land Reclamation Permits #25-0007 and 25-0028 were approved unanimously on a motion by Marv Padberg and seconded by Jim Swanson.

FARM LABOR HOUSING - Morrow County has a problem with migrant housing. There are approximately 300 farm laborers and their families living on the north end of the county and do not know where they live. It was suggested that we contact Luther Fitch, who is familiar with the problem in the area and ask him to give a report on the Farm Labor Housing problem at the next Planning Commission meeting.

NATIONAL WILDLIFE REFUGE COMPREHENSIVE PUBLIC USE PLAN - Brad Bales stated that we should be getting a draft of the plan soon. He said we should invite LeFever to one of our meetings to give us a report on the progress of the plan.

GENERAL - Merle Carlson called to say that he was going to have to resign his position with the Planning Commission. His position will be advertised and then be turned over to the County Court for approval.

The next meeting of the Morrow County Planning Commission will be on the Monday after Thanksgiving, November 27, 1989.

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

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
TUESDAY, DECEMBER 12, 1989
LEXINGTON, OREGON

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

MEMBERS PRESENT: Chairman Goodyear, Joe Miller, Mark Cutsforth

MEMBERS ABSENT: Marv Padberg, Jim Swanson, Don Russell, Mary Ellen Coleman and Merle Carlson and Dan Creamer

OTHERS PRESENT: Deane Seeger, Sharon Timms, staff; Gary Neal, Don Ball, Ray Michael, Gene Allen, Larry Dalrymple, Rob Brown and Irv Rauch, Ex-Officio Member

MINUTES OF OCTOBER 30, 1989 MEETING - The minutes for the meeting of October 30, 1989, were approved as mailed on a motion by Mark Cutsforth and seconded by Joe Miller.

PUBLIC HEARING - Morrow County Zoning Ordinance Amendments - Much of the Port of Morrow land is zoned MG and the Port would like to put this land into a PI (Port Industrial Zone). Recommend to County Court that the land be put in PI and then will be sent to the City of Boardman's Planning Commission with any recommendation that the Court might have. The proposed change must also be submitted to LCDC 45 days before it is approved.

Discussion from the floor followed: The City of Boardman needs more time to review the zone change. Deane then proceeded to read the MG Zone from the Morrow County Ordinances in order to clarify certain points. Use the UGB to develop a realistic look of the City, to provide sewer and other items to area and to satisfy LCDC requirements. LCDC would not allow any industrial growth outside a UGB area. Gene Allen stated that the City or County Comprehensive Plan was never completed properly. These plans should hold up for 20 years.

Gary Neal said he was told the City of Boardman was in a position to get in the middle of things so the Port does not get out of control. Larry Dalrymple stated that if development is to go on and impact the City that is what the UGB is for. Kent Goodyear said that the Planning Commissions job is to keep the growth of the county moving within the county. Rob Brown questioned the Space Age Industrial usage -- what is permitted. Permitted the Space Age Zone restrictions to get it by 1000 Friends of Oregon. The Space Age Industrial Zone had to be specific. Overlay Zone invented to overpass L.C.D.C. DEQ restricts what can be built next to another industry. The main issue is to get the Port into a cleared up zone. Discussion closed.

Motion was made by Mark Cutsforth to place the striped area (indicated on map) from a MG to PI Zone and recommend to the City and then to County Court and then to LCDC. Motion was seconded by Joe Miller and approved unanimously.

PERIODIC REVIEW OF CONDITIONAL USE PERMITS:

1. Wallace Fredrickson - Gravel Pit - Never came into being. He did not meet the requirements. Will keep the permit on record.

County will purchase approximately 5 to 10 acres of land from Max Hellberg, off of 8th Street, for a gravel pit. Port will trade for mineral rights on some of their land. It will produce one-half million yards of rock which will be enough to do all the projects on the north end plus will be a source of material for the next twenty years. Don Ball reported that gravel for road use is very hard to find. We feel fortunate to find this source of gravel.

2. Russell Fuel Distribution Center - The Small Farm 40 zone for this area is now changed. This file can be closed as long as the right-of-way has been deeded to the County.
3. Smith Bed & Breakfast - They never followed up on the problems with DEQ and the sewer system. Someone commented that a follow-up should be done on this file because there is rumor that it is in operation illegally.
4. Weyerhaeuser Chip Facility - Their permit has expired and they did not wish to extend it.

VARIANCES FOR PERIODIC REVIEW:

1. Gilbert Brown - His sister decided not to move over and the second manufactured home was never setup.
2. Darrell Dooney - Never approved pending input from the City. A check was done and Mr. Dooney is no longer listed on tax roles as owner of property.
3. Murray Findlay - Hardship variance - West Glenn. Tried calling and the phone has been disconnected. They have moved.
4. Sam Knapp - Hardship variance - Could not be reached. A visual inspection will need to be made.
5. Connie Martin - Hardship Variance - In agreement since 1986. A visual inspection will need to be made since telephone contact was not possible because of no listing.

LAND PARTITIONING - DEWEY MURRAY - He intends to split his two acre lot directly in half. Each lot has direct road access via Oregon or Washington. Joe Miller moved that the partitioning be approved pending payment of the \$70.00 filing fee. Motion was seconded by Mark Cutsforth and approved unanimously.

LAND PARTITIONING - RAYMOND FRENCH - The location on the map furnished by applicant was not clear, and the Commission asked for a clarification of the 160 acres to be partitioned. When the map is returned with the 160 acres indicated on it, the Planning Commission told Deane he could check it over and approve the partitioning request.

UMATILLA FISH HATCHERY - IRRIGON - Bids go out in January for the new fish hatchery and construction will begin in the Spring. The road problem is still the County's responsibility.

COLUMBIA RIVER TREATY FISHING ACCESS SITES - Rod Flug is working on this on a one one basis with the Indians. The City of Boardman has offered to manage the dock area when the Indians are not using it.

WETLANDS - This topic will be on the agenda for the next Planning Commission meeting. Oregonians in Action group are playing an active role in the planning.

PADBERG FARM - ELdon Padberg is cutting out a small area, 38-40 acres, with a farm building from the farmstead. There is a non-farm parcels provision in the law to allow it, but will have to deal with LCDC.

ADJOURNMENT - Chairman Goodyear adjourned the meeting at 9:50 p.m.