

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, JANUARY 28, 1991 - 7:30 P.M.
IRRIGON, OREGON**

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

MEMBERS PRESENT: Kent Goodyear, Marv Padberg, Mary Ellen Coleman, Dan Creamer, Don Russell, Jim Swanson and John Grace

MEMBERS ABSENT: Mark Cutsforth and Joe Miller

OTHERS PRESENT: Deane Seeger, Sharon Timms, staff; Commissioner Ray French, Ival and Ruth Sullivan, Stephen L. Smith, Elden Padberg, Tom and Marlene Pointer, Jeddie and Juanita Aylett, Rob Brown, and Ronald W. Leff

MINUTES OF NOVEMBER 26, 1990 MEETING - The minutes for the meeting of November 26, 1990, were approved as mailed.

REAPPOINTMENT ANNOUNCEMENT - The announcement of the reappointment by the Morrow County Court of Commissioners Goodyear and Coleman was made. Ray French, newly elected County Commissioner, was also introduced. He will serve as ex-officio member of the Planning Commission.

ELECTION OF PLANNING COMMISSION OFFICERS FOR 1991 - Chairman Kent Goodyear, Vice-Chairman Marv Padberg, and Secretary Mary Ellen Coleman were all nominated for the positions they presently hold. It was moved and seconded and unanimously approved by the members of the Planning Commission.

PUBLIC HEARING - VARIANCE REQUEST - IVAL SULLIVAN - ADDITIONAL MANUFACTURED DWELLING FOR HARDSHIP REASONS - The location of the property in question was pointed out on the map, and the Staff Report was read. A letter from the City of Irrigon was read stating they had no objection to the variance. The applicants were present and explained that health reasons is why they would like to locate their mother in a manufactured home on their property. No one else was present in opposition to the variance. The Planning Commission, on a motion by John Grace and seconded by Mary Ellen Coleman, unanimously approved the recommendation of the Planning Department that the following two conditions be included in the approval of the variance:

1. That the applicant provide written verification to the Planning Commission that the proposed drainfield is 100 feet from any well in the area.
2. That the applicant agrees that at such time the variance is no longer in effect they will submit a development plan and request for partitioning to the Planning Commission or remove the dwelling

unit from Tax Lot 1200.

LAND PARTITIONING - DOHERTY - TOWNSHIP 1 NORTH, RANGE 26, SECTION 5 AND 8, TAX LOT 700 AND 1300 - The application and fees have been received. The location of the partitioning was shown on the map and the Staff Report was read. The Planning Department could find no objection to the partitioning as it meets the local ordinance of 160 acre minimum and the State and County requirements. The only condition the Planning Department requested was that an easement be provided across the bottom of the new tax lot to Tax Lot 1300 to assure that that lot is not landlocked. No comments were received from the audience. Therefore, on a motion by Marv Padberg and a second by Jim Swanson, the Morrow County Planning Commission unanimously approved the land partition with the easement condition stipulated.

LAND PARTITIONING - PADBERG - TOWNSHIP 1 SOUTH, RANGE 26, SECTION 18, TAX LOT 2100 - The location of the land partitioning was shown on the map, and the Staff Report was read. The request for partitioning is for more than forty acres, therefore, not subject to the Conditional Use regulations. The division is permitted in Morrow County's EFU Zone. Discussion was opened up to the audience. Mr. Pointer expressed his concern with whoever buys the parcel after Mr. Padberg sells it. He does not want to run into any problem with farming all around it, and the new owners protesting and possibly suing him for his farming practices which are adversely affecting them. Mr. Padberg stated that he could make stipulations with the sale that the property, if sold again, would first be sold back to him. Chairman Goodyear made a suggestion that Deane Seeger review the problem and see if the conditions could run with the land. Then, if the land is sold, all the conditions would have to be abided by the new landowners. The land, in question, would have to be surveyed and the forty-one (41) acres would need to be defined on a map. If less than forty acres is being partitioned, then a Conditional Use Permit would have to be filed. The Commission also requested the Planning Department to research the following:

1. See how harsh of language you can get from the ORS's to include in conditions.
2. To see how Commission's recommendations can be followed through in a deed or title insurance.
3. Would like the definitions of complaint and hold harmless clauses.

Jim Swanson made a motion to table this issue until the next Planning Commission meeting. It was seconded by Mary Ellen Coleman.

REVIEW OF CONDITIONAL USE PERMIT FOR COUNTRY GARDEN ESTATES - IRRIGON - A letter from the owner of the manufactured dwelling park, Mr. Ronald Leff, was read. Mr. Leff stated in the letter that he would like to amend the Conditional Use Permit presently in affect. Deane Seeger read a report giving the history and findings of fact. When the Conditional Use Permit was issued no double-wides were to be allowed in the court and a fence was to be built on the perimeter of the park. The plans accepted by the Planning Commission, evidently, were not accepted by the state and a second set was drawn up; and the court was built according to these. These plans were never resubmitted to the Commission. The Commissioners recommended that Mr. Leff file an application to amend the Conditional Use Permit and it will be brought to the next Planning Commission meeting.

ZONING VIOLATIONS - The possible amendment to the Rural Residential One Acre Zone was read. This amendment and any other changes the Planning Commission wishes to make in each zone will have to be done at the time of Periodic Review. A draft of each zone will be prepared by the Planning Department for review by the Commission members so they can study it before the public hearings for Periodic Review. A letter sent to County Court by the Planning Commission regarding recent violations was read to the members of the Commission. It was suggested that Deane prepare a newspaper release to inform people in Morrow County that we are going to start enforcing the Zoning Ordinance.

BRAAT SUBDIVISION - Mr. Aylett asked if the Union Pacific Railroad easement had been read. He stated that the easement is only 10 feet wide and has power poles down the center of it. He questioned whether the easement had been granted to all the landowners in the subdivision or just Gandy. Deane stated that the easement does not have to be any specific width. He also said that he has not been out to the area, but would make a visual inspection to check on the power poles. He would also have to check with the District Attorney to see if the easement gave the right-of-way to all the property owners. Mr. Aylett stated that he objected to the subdivision because the people had just put junk and more than one dwelling on the lots. It was recommended that the issue be brought before the Planning Commission at a later date after the Planning Department and the District Attorney's office have had time to review all the questions regarding this subdivision. The Aylett's did request that they be advised of any meetings in regard to this problem.

GENERAL - Deane announced about the Wetlands meeting on February 7, 1991, and asked that someone from the Planning Commission attend.

Planning Commission Meeting (cont'd)
January 28, 1991

4

The Planning staff would be attending as well as Commissioner Ray French. John Grace indicated that he would attempt to attend the meeting.

Discussion of the Columbia Boulevard Road Study in Boardman will be put on the Agenda for next month. Interested parties will be notified.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 10:10 p.m. The next meeting of the Morrow County Planning Commission will be Monday, February 25, 1991, at the Public Works Building in Lexington at 7:30 p.m.

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, FEBRUARY 25, 1991 - 7:30 P.M
LEXINGTON, OREGON**

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

MEMBERS PRESENT: Kent Goodyear, Marv Padberg, Mary Ellen Coleman, Dan Creamer, Don Russell, Jim Swanson, Joe Miller, and John Grace

MEMBERS ABSENT: Mark Cutsforth

OTHERS PRESENT: Sharon Timms, Martha Doherty, staff; Judge Louis Carlson, Don Ball, Steve Thomas, Stephen Smith, Elden Padberg, Tom and Marlene Pointer, Jeff Wallace, Ronald Leff, Effie Hughes, Robert Hughes, and Cyde Estes

MINUTES OF FEBRUARY 25, 1991 MEETING- The minutes for the meeting of January 28, 1991, were approved as mailed.

PUBLIC HEARING - CONDITIONAL USE PERMIT - GRAVEL PIT- BY MORROW COUNTY ON LAND LEASED FROM FRANK HALVORSEN - The location of the gravel pit was shown on the map (Township 1 South, Range 23, Section 27, Tax Lot 2300), and the Staff Report was read. A motion was made by Joe Miller and seconded by Marv Padberg that the application for a gravel pit by Morrow County on land leased from Frank Halvorsen be approved on the basis of the Staff Report and all the conditions stated in the report, and also that all the restrictions of the Department of Geological and Mineral Industries regarding gravel pits be adhered to. The motion was approved unanimously by the members of the Commission.

PUBLIC HEARING - AMENDMENT OF CONDITIONAL USE PERMIT FOR COUNTRY GARDEN ESTATES (FORMERLY LOCUST MOBILE HOME COURT) - The Staff Report was read. Comments from the audience followed. Mr. Leff stated that as owner of the park he cannot accommodate only double-wides. The park (which he did not own when it was constructed) was set up differently from the original plans which were submitted to the Planning Commission. The chain link fence is not necessary as trees border the property. Mr. & Mrs. Robert Hughes, residents of the park, have a single-wide and like living in the park and would not like to have to move. Mr. Steve Thomas, an attorney for Steve Smith, stated that the park is in violation, but that his client had no objections to the single-wides as long as Mr. Leff could agree to the ongoing farm practices that exist in that zone. He stated that they have tried to work out a solution to the problem for over six months, but Mr. Leff does not want to talk about it or to compromise. Mr. Leff stated that Mr. Smith had been cited three times for pigs-at-large. Presently, there is a civil suit for default in Municipal Court. Jeff Wallace stated that the single-wides are in the park illegally according to the present Conditional Use Permit. After some discussion among the Commission, Don Russell made a motion that the Commission would amend the present Conditional Use Permit as follows:

1. Single-wides trailers will be allowed in the manufactured dwelling park (the thirty-five space restriction will be maintained).
2. The existing tree line will be approved in lieu of a site-obscuring fence.
3. The requirement for a woven wire fence in front of the Park, as shown on the Plat Plan, will be eliminated.

This amended Conditional Use Permit will be approved only if Mr. Ronald W. Leff agrees to sign a disclaimer statement stating that he agrees to allow present farming practices and animals to co-exist with the Manufactured Dwelling Park and not to protest these farming practices. If this disclaimer agreement is broken, then the amended Conditional Use Permit will be null and void, and the original Conditional Use Permit will have to be abided by (see attached signed Disclaimer Statement).

The motion was seconded by Jim Swanson and unanimously approved by all the members of the Planning Commission.

ZONING VIOLATIONS REVIEW - Martha Doherty, quarter-time Code Enforcement Officer was introduced. A procedure for handling all violations will be developed. All members of the Planning Commission felt West Glen must be addressed.

COLUMBIA BOULEVARD (BOARDMAN) ROAD STUDY - The Planning Commission is involved in the development of roads in County. The traffic study for the Port of Morrow was distributed to the members of the Commission. No master plan has been developed by the Port of Morrow for Columbia Boulevard. Plans need to be made for the development of the road system within the Port before major problems are created. Presently, the road is not able to handle the projected development of the Port. It was suggested that the Port of Morrow and the County get together and discuss Columbia Boulevard.

FINLEY BUTTES TRANSFER STATION - It was announced that the Transfer Station between Heppner and Lexington will open next week. It will be open on Saturday and Sundays only. The cost of construction has been paid for by both Tidewater and Morrow County.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 9:55 p.m. The next meeting of the Morrow County Planning Commission will be Monday, March 25, 1991, at the North Morrow Annex Building in Irrigon at 7:30 p.m.

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, APRIL 29, 1991 - 7:30 P.M.
IRRIGON, OREGON**

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

MEMBERS PRESENT: Kent Goodyear, Marv Padberg, Dan Creamer, Don Russell, Mark Cutsforth, and Joe Miller

MEMBERS ABSENT: Mary Ellen Coleman, Jim Swanson, and John Grace

OTHERS PRESENT: Deane Seeger, Sharon Timms, Don Ball, Barry Beyeler, Rob Brown, Mark Kirsch, and Russ Morgan

MINUTES OF FEBRUARY 25, 1991 MEETING - The minutes for the meeting of February 25, 1991, were approved as mailed.

PUBLIC HEARING - VARIANCE REQUEST - DON & DEBORAH YOUNG - ADDITIONAL MANUFACTURED DWELLING - The location was indicated on the map, Township 4 North, Range 24, Section 13, Tax Lot 301. No staff report was prepared because of a change of plans regarding the variance. DEQ approval has been obtained. There was no response from neighboring property owners who were notified of the application for variance. Dan Creamer moved and Marv Padberg seconded that the Young Variance be approved based on the following conditions:

1. That the applicant agrees that at such time the variance is no longer in effect they will submit a development plan and request for partitioning to the Planning Commission or remove the dwelling unit from Tax Lot 301.
2. That all requirements of the Department of Environmental Quality regarding a sewage disposal system be met.

The variance with the stated conditions was unanimously approved by the members of the Planning Commission.

RIVERCREST GRAVEL PIT CONDITIONAL USE PERMIT - CHANGE OF PERMITTEE REQUEST - The Conditional Use Permit for the gravel pit was issued to Rivercrest less than a year ago. Morrow County is requesting a name change as they have entered an agreement to lease the land for use of the gravel pit. The County will apply for all the DOGMI permits and will adhere to DOGMI's restorative plan. The request for a name change on the Conditional Use Permit was moved by Don Russell and seconded by Kent Goodyear. The motion was unanimously approved with the conditions that all DOGMI requirements be adhered to and the applicant name change be the only change to the Conditional Use Permit.

LAND PARTITIONING - AKERS - TOWNSHIP 4 NORTH, RANGE 25, SECTION 22, TAX LOT 200 - The parcel of land to be partitioned is owned by four people and is located in the Boardman area. The location was shown on the map (part of the old S & J Subdivision). Discussion followed regarding the road and the problems in this area. The issue was tabled until the next Planning Commission meeting.

PROGRESS REPORT ON ZONING ENFORCEMENT - Action is being taken on several violations in the West Glen and Boardman area. The response, so far, from property owners is favorable. A violation in Irrigon is also being handled with good results. All members of the Planning Commission were glad that action has finally started on the violation problem.

SET HEARING DATE FOR REZONING AREA SOUTHWEST OF IRRIGON - The area in question was shown on the map. Deane explained that the area had been left out of the Comprehensive Plan at the time of establishing zones. After talking to Brent Lake, LCDC, Deane decided to initiate the request; thereby, allowing the applicant to remain in Farm Deferral. Dan Creamer moved to set a hearing date for next month's meeting. This was seconded by Marv Padberg, and unanimously approved by the Commission members.

WETLANDS - The maps designating the wetlands for Morrow County are not very good. They are aerial maps dated 1981. We will need to set up a procedure and designate areas as wetlands, possibly establish an Overlay Zone. We will have to draft a Wetlands Ordinance. We need to get involved so we can set our own policies and not have the state tell us what to do. We will be keeping everyone up to date on Wetlands information.

SECONDARY LANDS - Judge Carlson and Judge Pryor would like to develop a policy on secondary lands. We would like to keep the determination of secondary lands in the hands of the local Government.

WELLHEAD PROTECTION - There are six methods of determining well delineation. Barry Beyeler gave a report on the progress the State Wellhead Committee is making. A policy should be developed within the next four months. The wells for the Fish Hatchery may be draining the water level of other wells in the area. This was a concern of some people in the area.

FEDERAL LANDS - It is now necessary for the Planning Department to sign off for bridges or any other buildings to be built on Federal land.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 9:30 p.m. The next meeting will be at the North Morrow County Annex Building in Irrigon at 7:30 p.m., on Monday, June 24, 1991.

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, JULY 29, 1991 - 7:30 P.M.
LEXINGTON, OREGON**

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

MEMBERS PRESENT: Kent Goodyear, Marv Padberg, Mary Ellen Coleman, Don Russell, Jim Swanson, and Joe Miller

MEMBERS ABSENT: Dan Creamer, Mark Cutsforth, and John Grace

OTHERS PRESENT: Deane Seeger, Sharon Timms, Martha Doherty, Ruby Shear, and Archie Ball

MINUTES OF APRIL 29, 1991 MEETING - The minutes for the meeting of April 29, 1991, were approved as mailed.

PUBLIC HEARING - CONDITIONAL USE PERMIT TO PARTITION TWO ACRES OUT OF TAX LOT 300, TOWNSHIP 4 NORTH, RANGE 26 - The staff report was read and the location of the property was shown on the map. This request is to correct a land use that was not included during the preparation of the Comprehensive Plan. On a motion by Marv Padberg and seconded by Mary Ellen Coleman, the Planning Commission unanimously approved the Conditional Use Permit application with the following conditions:

1. That the applicant will not object to ongoing farming practices in this EFU zone. A disclaimer statement will be signed before approval of this C.U.P.
2. That, at the time of Periodic Review, this area will be considered for a two to five acre farm zone.

PUBLIC HEARING - CONDITIONAL USE PERMIT - GRAVEL PIT - DOUGLAS AND WILLIAM STREBIN - The gravel pit is located in Township 5 North, Range 27, Section 20, Tax Lot 1300 in a Rural Residential One-Acre Zone. The staff report was read and the location of the property was shown on the map. This gravel site has never had an application. Safety needs must be considered in the approval of gravel pits. Marv Padberg motioned and Don Russell seconded that the gravel pit be approved with the following conditions:

1. A DOGMI permit is required.
2. The applicant is to provide a detailed site and reclamation plan for approval by the Planning Commission and Morrow County Public Works Department.
3. For safety purposes that the existing excavation be backfilled twenty (20) feet from the county

road (Oregon Avenue), sloped, and reseeded to the Morrow County Public Works Department's satisfaction.

4. That no crushing or screening activities are to be performed.
5. That an entry permit to Oregon Avenue be obtained from the Morrow County Public Works Department.
6. That the area (two acres) be fenced and a gate installed.

The Planning Commission unanimously approved the Conditional Use Permit if the applicant agrees to all the conditions.

CONDITIONAL USE PERMIT - RUBY SHEAR - DISPOSAL OF SOLID WASTE FROM FULLETON GARAGE SITE - Joe Miller removed himself as a voting party as he has an interest in this matter. The applicants were present. The staff report was read. A copy of the permits from DEQ will be given to the Planning Department to show that they approved of the disposal. A pit has been dug and the concrete will be dumped in it, and what can be burned will be burned and the ashes taken to Finley Buttes. Don Russell moved and Marv Padberg seconded that the Conditional Use Permit be approved with the following conditions:

1. Site is to be for the sole purpose of receiving only rubble from the Fulleton Garage Building.
2. Site is subject to a written approval from the DEQ addressed to the Planning Commission and subject to any of their conditions.
3. The site will be closed as soon as possible after the last load of rubble is received and backfilled to a depth deemed to be adequate by the Soil Conservation District, compacted and then reseeded.
4. The Morrow County Planning Department is to be notified when the last load is received and prior to backfilling at which time the site will be inspected and again when the area is backfilled and seeded.

The motion was unanimously approved by the Planning Commission.

LAND PARTITIONING - C. K. & LUCILE PECK - TOWNSHIP 2 SOUTH, RANGE 25, SECTIONS 3, 4, 5, AND 10, TAX LOT 900 - The plat plan was shown to the Commissioners. The land is in an EFU zone and is above the required 160 acre minimum required for a land partitioning. Marv Padberg moved and Don Russell seconded to accept the land partitioning. It was unanimously approved by the members of the

Planning Commission.

REQUEST TO NAME ROAD - The Planning Commission has received a request from Mr. Henry Froberg to name the road on which he lives off of Eighth Street West outside of Irrigon. The name requested is Froberg Road. The Planning Department sent letters to all property owners adjoining the road asking for comments; none were received. If the Planning Commission agrees to the request, it will then be submitted to County Court for their approval. Marv Padberg moved that we name the road Froberg Road. Mary Ellen Coleman seconded and the motion was approved unanimously by the Planning Commission.

FINLEY BUTTES SLUDGE DISPOSAL - It was explained that Finley Buttes is checking into the possibility of bringing in sludge from the Renton, WA. area. The Planning Commission decided that Bryan Johnson should be invited to the next Commission meeting to review their Conditional Use Permit.

FISH HATCHERY TRANSPORTATION PLAN - After a meeting with BPA and other agency people at the Fish Hatchery, we felt that BPA would be making an effort to help with impact funds. The Planning Department will start working on a Transportation Plan. A meeting has been scheduled with Jay Marcott, BPA, and it would be good to have a member of the Planning Commission attend. Dan Creamer was nominated to attend for the Commission.

COUNTY FEE SCHEDULE - Deane showed a questionnaire which was received from AOC regarding fee schedules. The County must address the issue of raising fees for Planning Department activities. A letter was sent to County Court regarding this.

CORRESPONDENCE - A letter regarding the University of Oregon Planning Institute was shown. They have a special training session for Planning Commissioners. If anyone is interested in attending, they should notify the Planning Department to make reservations.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 9:50 p.m. The meeting will be at the Morrow County Annex Building in Irrigon at 7:30 p.m., on Monday, August 26, 1991.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, AUGUST 26, 1991 - 7:30 P.M.
IRRIGON, OREGON

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

MEMBERS PRESENT: Kent Goodyear, Marv Padberg, Mary Ellen Coleman, Don Russell, John Grace. and Dan Creamer

MEMBERS ABSENT: Mark Cutsforth, Jim Swanson and Joe Miller

OTHERS PRESENT: Deane Seeger, Sharon Timms, Martha Doherty, Judge Louis Carlson, Commissioner Ray French, Rob Brown, Karen Pettigrew, Mike Mills, Bruce Nicholes, Tim Hellberg, Bryan Johnson, Gary Neal, and Denney and Linda Nave

MINUTES OF JULY 29, 1991 MEETING - The minutes for the meeting of July 29, 1991, were approved as mailed.

PUBLIC HEARING - CONDITIONAL USE PERMIT TO OPEN A BED AND BREAKFAST - TOWNSHIP 4 NORTH, RANGE 25, SECTION 21, TAX LOT 201 - MARY LOU CARLSON APPLICANT - The Staff Report was read and the location of the property shown on the map. The request was presented to the Boardman Planning Commission since the site is within the Urban Growth Boundary of Boardman. They stated they had no objection to this request. On a motion by Don Russell and second by Mary Ellen Coleman, the Planning Commission unanimously approved the Conditional Use Permit with the following conditions:

1. Testing of the well for acceptability for public safety.
2. Owner, for their own protection, will contact any other state agencies that may govern this type of use.
3. The owner will be in "residence" at the times the home is being used as a bed and breakfast.
4. Improvements and plans for the property, as stated in the application, will be conditions of approval.
5. Section 6.050, subparagraph (7)(A) thru (H), Home Occupations, Morrow County Zoning Ordinance, pages 125-126, shall, where applicable, be adhered to.

VARIANCE REQUEST - DENNY NAVE - ADDITIONAL MANUFACTURED DWELLING - HARDSHIP REASONS - The location of the second dwelling is in Township 2 South, Range 26, Section 22, Tax Lot 3405 in an EFU Zone. The Staff Report was read, and the applicants were present to answer any questions. Mary Ellen Coleman motioned and John Grace seconded that the Variance be approved with the following conditions:

1. Written verification that proposed septic tank and drainfield is 100 feet from any well or stream.

2. A disclaimer be signed that states that occupant of of this manufactured dwelling agrees not to object to ongoing farming practices in the area.
3. That applicant agrees, by signing a disclaimer, that at such time that the variance is no longer in effect the manufactured dwelling shall be removed within ninety (90) days.

The Planning Commission unanimously approved the Variance with the above-stated conditions.

REVIEW OF CONDITIONAL USE PERMIT FOR FINLEY BUTTES REGIONAL LANDFILL - We have received comments from citizens regarding the Wah Chang material which is being brought to Finley Buttes. DEQ told Finley Buttes that the County did not have to be consulted on this matter. We told them that according to our Comprehensive Plan and their State Agency Coordination agreement we had to be notified. The way the material is stored is environmentally safe, and the County has no problem with this. The County needed to be included in the planning process of storing this waste. Bryan Johnson said the County knew, but on an information only basis. He stated that he will come to the County first on anything that will be this large again. He will make contact with the Planning Department regarding the Renton sludge. They will never get a hazardous waste permit from DEQ for Finley Buttes. Rob Brown stated that the Planning Department needs to be informed of the issue before it is put out public so they can respond knowledgeably to people having questions. The Wah Chang deal was handled wrong. The article that appeared in the papers said they had gotten rid of the problem and that is when Morrow County people began wondering what the problem was and why it was allowed in our County. Bruce Nicholes said the CUP permit would not allow for this material and we must stay within the conditions of the permits that are granted. Kent Goodyear suggested that Bryan and Deane work out a procedure to alert the Commission on what is going on at Finley Buttes so we can notify the public when questioned. Inhouse problems should be taken care of inhouse and not always taken to the State. Kent Goodyear made a motion and John Grace seconded the motion that Bryan Johnson and Deane Seeger work out a plan to handle the problems of County notification for happenings at Finley Buttes.

ESTABLISH HEARING DATE TO DESIGNATE ZONING FOR TOWNSHIP 4 NORTH, RANGE 25, SECTION 20B (OMITTED DURING COMPREHENSIVE PLAN ZONING - Deane stated that the Planning Commission needed to set a hearing date for this area since it had been omitted during Comprehensive Plan Zoning. The hearing date for determining a zone for this area is September 30, 1991.

CITY OF HEPPNER WASTE WATER LAGOON - Mike Mills, representing the City of Heppner explained that DEQ has stated the city has to

replace their present system. The property they are interested in is the Graham property by Kinzue. He says there are three technical problems:

1. The City does not own the land. Will a resolution of intent to condemn be enough for the City to start the hearing procedure?
2. The project is located in the Floodway. County Court will petition FEMA to change maps based on Corps of Engineers study done.
3. The County Zoning Ordinance needs to be amended regarding the FEMA maps. Section 3.100, subparagraph (1) the phrase "any other revised FEMA maps."

The request for a hearing to amend the Morrow County Zoning Ordinance Flood Plain Combining Zone, Section 3.100 (1) to include "and subsequent revised and amended FEMA maps" was made by Mike Mills. On a motion by Mary Ellen Coleman and second by Don Russell this request for a hearing will be put on next month's Planning Commission Agenda. The motion was unanimously approved by all members of the Commission.

CORRESPONDENCE - A letter from LCDC, Mr. Rupp, on Periodic Review was read. Two to four years is the length of time it will take to complete it. Brent Lake said we might get \$10,000.00 to use for a consulting firm. More to follow on this.

AUDIENCE PARTICIPATION - Sharon reported that the telephone call she had just taken was from a Mr. Finley who wanted to voice his objection to the Nave Variance. He said he went to Lexington instead of Irrigon because of an error in his letter of notification. He stated that he bought his property because of the rural environment, and the trailer was being placed directly across from his front window. He also said that the land is CRP land and a trailer cannot be placed on CRP land. He also said that the mother had said she refused to move in the trailer. Sharon told him all the charges would be investigated and if the information was correct, then the Variance would be brought again before the Planning Commission.

Investigation showed that the land was not in CRP, that the trailer had not been placed on the land, and that there was quite a distance from Mr. Finley's house to the trailer (he has neighbors adjacent to his home), and the mother fully intends to live in the trailer. Mr. Finley was notified that the Planning Commission's decision would stand. We sent him a copy of all the conditions that the Nave's would have to agree to.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 9:15 p.m. The next meeting will be at the Public Works Building in Lexington at 7:30 p.m., on Monday, September 30, 1991.

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, SEPTEMBER 30, 1991 - 7:30 P.M.
LEXINGTON, OREGON**

Chairman Goodyear called the meeting to order at 7:40 p.m.

MEMBERS PRESENT: Kent Goodyear, Marv Padberg, Mary Ellen Coleman, Don Russell, Mark Cutsforth, Jim Swanson, Joe Miller, and John Grace

MEMBERS ABSENT: Dan Creamer

OTHERS PRESENT: Deane Seeger, Sharon Timms, Val Doherty, Judge Louis Carlson, Commissioner Ray French, Merlyn Robinson, Bernard Damon, Tim Ramis, Jerry Anderson, William J. Kuhn, Mike Mills, Harold Baker, Fred Hoskins, Jr., and Mac Hoskins

MINUTES OF AUGUST 26, 1991 MEETING - The minutes for the meeting of August 26, 1991, were approved as mailed.

PUBLIC HEARING - VARIANCE REQUEST - HAROLD BAKER TO FACILITATE THE STORAGE OF FARM EQUIPMENT FOR THE FARMING OPERATION IN THE AREA - TOWNSHIP 4 NORTH, RANGE 25, SECTION 21, TAX LOT 200 - The Staff Report was read and location shown on the map. No objections from adjacent landowners were received. Mr. Baker was present and he stated that he had no problem with the conditions stated in the Staff Report. Deane explained that due to time restrictions this request had not been presented to the Boardman Planning Commission since the property was within the UGB. It would be sent to them for their comment and this request would be subject to the City's approval. John Grace made a motion to accept the Variance request with all conditions in the Staff Report as long as the City had no objection to it. Don Russell seconded the motion and the Planning Commission unanimously approved it.

PUBLIC HEARING - VARIANCE REQUEST - EDWIN & MERI LYNN TOADVIN TO FACILITATE THE STORAGE OF FARM EQUIPMENT FOR THE FARMING OPERATION IN THE AREA - TOWNSHIP 4 NORTH, RANGE 25, SECTION 20A, TAX LOT 100 The Staff Report was read and location shown on the map. The lot in questions is adjacent to the Baker property. No objections from adjacent landowners were received. This Variance was not presented to the Boardman Planning Commission, but would be for their approval since the land is within the UGB. Mary Ellen Coleman made a motion to accept the Variance request with all conditions in the Staff Report as long as the City had no objection to it. Don Russell seconded the motion and the Planning Commission unanimously approved it.

PUBLIC HEARING - TO AMEND THE MORROW COUNTY ZONING ORDINANCE FLOOD PLAIN COMBINING ZONE, SECTION 3.100 (1) TO INCLUDE "AND SUBSEQUENT REVISED AND AMENDED FEMA MAPS." - The hearing opened at 7:55 p.m. All notices appeared in the newspaper of record. The purpose of

the action tonight is to amend the Flood Plain Combining Zone section of the Zoning Ordinance to allow in the future for the automatic changes in any flood control maps that deal with the Flood Plain. What we have done in the past is that we accepted the flood plain maps by reference. Many other county ordinances say, "and revised maps"; ours does not. When changes occur in the flood plain, the Corps of Engineers conduct a study and that study is then submitted to FEMA for their approval. The City of Heppner is looking for a site for a treated waste water lagoon for storage that would be used for irrigation purposes. One of the sites picked was just down from Kinzua. As a result of the building of the Cogeneration plant, a change in the floodway occurred causing the creation of a hydro-shadow. The City's engineering firm determined figures regarding the floodplain. These figures were then submitted to the Army Corps of Engineers who put them into their HEX-2 program which is a method of computerizing the shape of the flood plain. In order to make this change, FEMA had to be requested to make the change. The County Court, on behalf of the City, made the request of FEMA for a map change. To date, no word has been received from them. At this time, the Planning Director is not going to discuss specific uses. The purpose of the hearing tonight is to amend the Flood Plain Combining Zone maps to accommodate the engineering calculations of the Corps of Engineers to accept the amendment. Basically, what is being done is that if the change is made in the Ordinance, we are providing the vehicle to automatically accept any new maps FEMA approves.

The hearing was then opened to the public. Mr. Ramis, the attorney for the Graham family, then stated his case. He stated that although this appears to be a small procedural change, it has vast implications for their property and what can be done with it. If the Commission votes yes, the changes will then be automatic; no public hearing or notice to the property owners. If the Commission were to vote no, the change would require a hearing; and the property owner would receive notice and given a chance to voice their opinion. This procedure appears to be streamlined and leaves the property owner out of the decision making process. If the change is adopted, it would allow any change made by any agency in the future to become part of the ordinance. The lack of the hearing process is another problem with approving the amendment change.

Mike Mills said the change is needed. The people of FEMA are experts and are trained to handle these requests. The City of Heppner would like the Commission to vote yes because they have several bonds, they have been working on the sewer project for a couple of years now and have encountered numerous difficulties. They have selected a site and passed a resolution to condemn the property. After much discussion with the County, through a mediation session, we agreed that the proper action was to change

the ordinance. The City faces a rather dire situation. They are running out of time. As far as a public hearing on the project, there will be one over the Conditional Use Permit. Everyone will be given a chance to be heard.

Val Doherty at this time interrupted to try to put the Planning Commission back on track. She stated that the Commission is being asked to make a policy decision; not something that is based on one particular situation going on at this particular time. This is a policy situation that would cover every single thing that comes up. If you do insert the language that is proposed, changes and changes in the Comprehensive Plan and your land use plans will be made automatically on government request. The way it is now is that changes will have to come before the Planning Commission and the opportunity for public and landowner input is available. This is a policy decision and please do not make this decision based on one situation.

Bill Kuhn then stated that Mr. Ramis was referring to general zoning, but here we are talking about Flood Plain Zones. This is a program that is imposed on cities and counties by the Federal Government. The City of Heppner's Ordinance reads the way the county ordinance would if the amendment were added. All the City is asking is that FEMA, who supposedly created the zone to begin with, recognize that some of their calculations may be in error and that be reflected on the county map. No danger to any property owner; it is a technical amendment so does not need a hearing and will not have any effect or danger on anyone. Combining Zone severely limits what you can do with a piece of property. When you take it out of the floodway, you are actually helping the landowner by creating more things that he can do with the property.

The public hearing was then closed. One comment from a Commissioner was that he would feel more comfortable if this were a situation that would happen once every hundred years. He feels that the Commission is here to represent the people. Keeping the ordinance the way it is now, would enable the people to always have the chance for a hearing. The hearings were closed, but later reopened to hear further comments from the audience.

John Grace made a motion that we leave the Zoning Ordinance Flood Plain Section the same without making the change of wording. The motion was seconded by Marv Padberg. Kent Goodyear and Joe Miller abstained due to a conflict of interest. The motion was passed 6 to 0, with 2 abstentions and 1 member absent.

HEARING TO CONSIDER AN APPEAL OF THE MORROW COUNTY PLANNING DIRECTOR'S DECISION TO ACCEPT AN APPLICATION FOR A CONDITIONAL USE PERMIT FROM THE CITY OF HEPPNER FOR A WASTE WATER LAGOON ON PROPERTY LOCATED IN TOWNSHIP 2 SOUTH, RANGE 26, SECTION 21, TAX LOT 2200. THIS PROPERTY IS OWNED BY THE GRAHAMS, BUT THE CITY HAS ISSUED A RESOLUTION DECLARING PUBLIC NECESSITY FOR THE ACQUISITION OF THIS PROPERTY BY THE CITY OF HEPPNER - Deane read the letter regarding the Conditional Use Application from the City of Heppner. The Planning Director made a decision to accept the application from the City of Heppner even though they are not the landowners. The landowners attorney appealed the Director's decision to the Planning Commission. The public was asked for comments.

Mr. Ramis said the zoning controversy needs to be resolved before the land can be condemned by a court. Mike Mills said the Zoning Ordinance is vague. Intent to Condemn should be enough to let the City proceed. They feel that with the Intent to Condemn, the City is a property owner, therefore, they can proceed. The City also would like the Commission to look at the Lane or Benton County Ordinances. In these the City would be allowed to apply for the CUP as landowners. Bill Kuhn would like the county to consider amending the Zoning Ordinance. The public hearing was then closed.

John Grace made a motion that the Director's decision to accept the Conditional Use Permit from the City of Heppner as landowners be reversed. This motion was seconded by Mary Ellen Coleman. The motion was approved 6 to 0, with two member abstaining due to personal reasons and one member absent. The application cannot be filed.

Bill Kuhn asked that the Planning Commission consider amending the Ordinance to include sections of Benton County's ordinance in regard to signatures on CUP's.

Deane explained that all amendments to the Ordinance require 45 days notice to LCDL, two public hearings, and a final public hearing before the County Court.

Joe Miller moved that the Commission hold a work session to look at amending the section of our Ordinance dealing with signatures on application (similar to Benton County's). The motion was seconded by Don Russell and unanimously approved by the Commission.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 10:00 p.m. The next meeting will be at the Annex Building in Irrigon at 7:30 p.m. on Monday, October 28, 1991.

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, SEPTEMBER 30, 1991 - 7:30 P.M.
LEXINGTON, OREGON**

Chairman Goodyear called the meeting to order at 7:40 p.m.

MEMBERS PRESENT: Kent Goodyear, Marv Padberg, Mary Ellen Coleman, Don Russell, Mark Cutsforth, Jim Swanson, Joe Miller, and John Grace

MEMBERS ABSENT: Dan Creamer

OTHERS PRESENT: Deane Seeger, Sharon Timms, Val Doherty, Judge Louis Carlson, Commissioner Ray French, Merlyn Robinson, Bernard Damon, Tim Ramis, Jerry Anderson, William J. Kuhn, Mike Mills, Harold Baker, Fred Hoskins, Jr., and Mac Hoskins

MINUTES OF AUGUST 26, 1991 MEETING - The minutes for the meeting of August 26, 1991, were approved as mailed.

PUBLIC HEARING - VARIANCE REQUEST - HAROLD BAKER TO FACILITATE THE STORAGE OF FARM EQUIPMENT FOR THE FARMING OPERATION IN THE AREA - TOWNSHIP 4 NORTH, RANGE 25, SECTION 21, TAX LOT 200 - The Staff Report was read and location shown on the map. No objections from adjacent landowners were received. Mr. Baker was present and he stated that he had no problem with the conditions stated in the Staff Report. Deane explained that due to time restrictions this request had not been presented to the Boardman Planning Commission since the property was within the UGB. It would be sent to them for their comment and this request would be subject to the City's approval. John Grace made a motion to accept the Variance request with all conditions in the Staff Report as long as the City had no objection to it. Don Russell seconded the motion and the Planning Commission unanimously approved it.

PUBLIC HEARING - VARIANCE REQUEST - EDWIN & MERI LYNN TOADVIN TO FACILITATE THE STORAGE OF FARM EQUIPMENT FOR THE FARMING OPERATION IN THE AREA - TOWNSHIP 4 NORTH, RANGE 25, SECTION 20A, TAX LOT 100 The Staff Report was read and location shown on the map. The lot in questions is adjacent to the Baker property. No objections from adjacent landowners were received. This Variance was not presented to the Boardman Planning Commission, but would be for their approval since the land is within the UGB. Mary Ellen Coleman made a motion to accept the Variance request with all conditions in the Staff Report as long as the City had no objection to it. Don Russell seconded the motion and the Planning Commission unanimously approved it.

PUBLIC HEARING - TO AMEND THE MORROW COUNTY ZONING ORDINANCE FLOOD PLAIN COMBINING ZONE, SECTION 3.100 (1) TO INCLUDE "AND SUBSEQUENT REVISED AND AMENDED FEMA MAPS." - The hearing opened at 7:55 p.m. All notices appeared in the newspaper of record. The purpose of

the action tonight is to amend the Flood Plain Combining Zone section of the Zoning Ordinance to allow in the future for the automatic changes in any flood control maps that deal with the Flood Plain. What we have done in the past is that we accepted the flood plain maps by reference. Many other county ordinances say, "and revised maps"; ours does not. When changes occur in the flood plain, the Corps of Engineers conduct a study and that study is then submitted to FEMA for their approval. The City of Heppner is looking for a site for a treated waste water lagoon for storage that would be used for irrigation purposes. One of the sites picked was just down from Kinzua. As a result of the building of the Cogeneration plant, a change in the floodway occurred causing the creation of a hydro-shadow. The City's engineering firm determined figures regarding the floodplain. These figures were then submitted to the Army Corps of Engineers who put them into their HEX-2 program which is a method of computerizing the shape of the flood plain. In order to make this change, FEMA had to be requested to make the change. The County Court, on behalf of the City, made the request of FEMA for a map change. To date, no word has been received from them. At this time, the Planning Director is not going to discuss specific uses. The purpose of the hearing tonight is to amend the Flood Plain Combining Zone maps to accommodate the engineering calculations of the Corps of Engineers to accept the amendment. Basically, what is being done is that if the change is made in the Ordinance, we are providing the vehicle to automatically accept any new maps FEMA approves.

The hearing was then opened to the public. Mr. Ramis, the attorney for the Graham family, then stated his case. He stated that although this appears to be a small procedural change, it has vast implications for their property and what can be done with it. If the Commission votes yes, the changes will then be automatic; no public hearing or notice to the property owners. If the Commission were to vote no, the change would require a hearing; and the property owner would receive notice and given a chance to voice their opinion. This procedure appears to be streamlined and leaves the property owner out of the decision making process. If the change is adopted, it would allow any change made by any agency in the future to become part of the ordinance. The lack of the hearing process is another problem with approving the amendment change.

Mike Mills said the change is needed. The people of FEMA are experts and are trained to handle these requests. The City of Heppner would like the Commission to vote yes because they have several bonds, they have been working on the sewer project for a couple of years now and have encountered numerous difficulties. They have selected a site and passed a resolution to condemn the property. After much discussion with the County, through a mediation session, we agreed that the proper action was to change

the ordinance. The City faces a rather dire situation. They are running out of time. As far as a public hearing on the project, there will be one over the Conditional Use Permit. Everyone will be given a chance to be heard.

Val Doherty at this time interrupted to try to put the Planning Commission back on track. She stated that the Commission is being asked to make a policy decision; not something that is based on one particular situation going on at this particular time. This is a policy situation that would cover every single thing that comes up. If you do insert the language that is proposed, changes and changes in the Comprehensive Plan and your land use plans will be made automatically on government request. The way it is now is that changes will have to come before the Planning Commission and the opportunity for public and landowner input is available. This is a policy decision and please do not make this decision based on one situation.

Bill Kuhn then stated that Mr. Ramis was referring to general zoning, but here we are talking about Flood Plain Zones. This is a program that is imposed on cities and counties by the Federal Government. The City of Heppner's Ordinance reads the way the county ordinance would if the amendment were added. All the City is asking is that FEMA, who supposedly created the zone to begin with, recognize that some of their calculations may be in error and that be reflected on the county map. No danger to any property owner; it is a technical amendment so does not need a hearing and will not have any effect or danger on anyone. Combining Zone severely limits what you can do with a piece of property. When you take it out of the floodway, you are actually helping the landowner by creating more things that he can do with the property.

The public hearing was then closed. One comment from a Commissioner was that he would feel more comfortable if this were a situation that would happen once every hundred years. He feels that the Commission is here to represent the people. Keeping the ordinance the way it is now, would enable the people to always have the chance for a hearing. The hearings were closed, but later reopened to hear further comments from the audience.

John Grace made a motion that we leave the Zoning Ordinance Flood Plain Section the same without making the change of wording. The motion was seconded by Marv Padberg. Kent Goodyear and Joe Miller abstained due to a conflict of interest. The motion was passed 6 to 0, with 2 abstentions and 1 member absent.

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, OCTOBER 28, 1991 - 7:30 P.M.
IRRIGON, OREGON**

Marv Padberg, Vice-Chairman, called the meeting to order at 7:45 p.m.

MEMBERS PRESENT: Marv Padberg and Mary Ellen Coleman

MEMBERS ABSENT: Kent Goodyear, Dan Creamer, Don Russell, Mark Cutsforth, Jim Swanson, Joe Miller, and John Grace

OTHERS PRESENT: Deane Seeger, Martha Doherty and others, but someone forgot to pass around a sign in sheet

MINUTES OF SEPTEMBER 30, 1991 MEETING - The minutes of the September 30, 1991, meeting will be held over until the November meeting.

PUBLIC HEARING - CONDITIONAL USE PERMIT - PACIFIC GAS TRANSMISSION & PACIFIC GAS & ELECTRIC - BECHTEL CORPORATION, RODRICK VAN HEUSEN TOWNSHIP 1 SOUTH, RANGE 24, SECTION 9, TAX LOT 2300 - PIPE STAGING AREA - The lack of a quorum was read into the minutes and that no action could be taken. PGT-PG&E was represented by Ross Anderson, Jerry Grove and Rod Van Heusen. Mr. Don Ball was present as an adjoining property owner and a representative for Morrow County Public Works. An informal discussion lasting approximately one hour took place. These findings are on tape. The status of the request and further action is based on the following legal procedures:

1. The lack of a quorum requires that the hearing be carried over to the next month's meeting.

PUBLIC HEARING - AMENDMENT TO THE FLOOD PLAIN COMBINING ZONE, SECTION 3.100 (1) TO INCLUDE "AND SUBSEQUENT REVISED AND AMENDED FEMA HAZARD BOUNDARY MAPS - The lack of a quorum was read into the minutes; therefore, no action could be taken.

DISCUSSION OF PENLAND LAKE SITUATION - Deane and Martha informed members of the Commission present on the status of a cabin built without permits. They also told the Commission members that all roads in the subdivision were public, and that other properties, not a part of Lake Penland, could use those roads as well as the general public, etc.

WORK SESSION ON AMENDING SECTION OF OUR ORDINANCE DEALING WITH SIGNATURES ON APPLICATION - This was held over to the November 25, 1991 meeting.

CORRESPONDENCE - Held over

AUDIENCE PARTICIPATION - Don Jorgensen and associate discussed the need for a scrap and salvage yard for trucks, cars, etc., in Morrow County. They want to build a yard and would include a secure area for impounded vehicles and trailers resulting from code enforcement. All present agreed to the need, but the problem is finding a site.

Gary Neal made a presentation on the Therm-Tec incinerator for medical waste. Marv and Mary Ellen felt that an informational hearing was in order for the November 25 meeting. As the proposed use is "outright" in a P.I. Zone, Deane informed those present that he had signed off on the Land Use Compatibility Statement for DEQ, based on Paragraph 5, Page 60 of the P.I. Zone of the Morrow County Zoning Ordinance. This provides a "Fast Tracking" method for locating industries in properly designated areas. The Port will be so notified in writing of this action.

ADJOURNMENT - Vice-Chairman Marv Padberg adjourned the meeting at 10:30 p.m. The next meeting will be at the Morrow County District School Office in Lexington on Monday, November 25, 1991, at 7:30 p.m.

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, NOVEMBER 25, 1991 - 7:30 P.M.
LEXINGTON, OREGON**

Kent Goodyear, Chairman, called the meeting to order at 7:40 p.m.

MEMBERS PRESENT: Kent Goodyear, Marv Padberg, Don Russell, Mark Cutsforth, and Joe Miller

MEMBERS ABSENT: Mary Ellen Coleman, Dan Creamer, Jim Swanson, and John Grace

OTHERS PRESENT: Deane Seeger, Sharon Timms, Commissioner Jerry Peck, Dean Robbins and Gary Thorn of Therm Tec, Bill and Glenna Loftin, Linda LaRue, Robin Baker, Lisa Mittelsdorf, George W. Horraced, Olive J. Horraced, Richard Ladd, Joe McElligott, Ed Glenn, Don Jorgensen, and David Spangenberg

MINUTES OF SEPTEMBER 30 AND OCTOBER 28, 1991 MEETING - The minutes of the September 30 and October 28, 1991, meeting were approved as mailed.

CITY OF HEPPNER SEWER LAGOON - All appeals and requests made by the City of Heppner regarding the sewer lagoon have been withdrawn. The City will be seeking a new location for the lagoon.

PUBLIC HEARING - AMENDMENT TO THE FLOOD PLAIN COMBINING ZONE, SECTION 3.100 (1) TO INCLUDE "AND SUBSEQUENT REVISED AND AMENDED FEMA HAZARD BOUNDARY MAPS" - This is the second hearing which is required by LCDC. Deane gave a brief explanation of the amendment to the Morrow County Flood Plain Ordinance and what has progressed on it. Marv Padberg made a motion to leave the Zoning Ordinance Flood Plain Section as it now reads with no changes made. Don Russell seconded the motion and the Planning Commission unanimously approved it.

PUBLIC HEARING - CONDITIONAL USE PERMIT - WEST EXTENSION IRRIGATION DISTRICT ON PROPERTY LEASED FROM DON JORGENSEN - TOWNSHIP 5 NORTH, RANGE 26, SECTION 25B, TAX LOT 100 IN A COMMERCIAL ZONE - FOUR MONTH PERIOD FOR THE MAINTENANCE OF EQUIPMENT - Deane read the Staff Report. The adjoining neighbors have issued a petition wanting certain conditions met. A letter from the City of Irrigon was read stating their concerns from the citizens in the area. Bill Loftin, representing West Extension Irrigation District, explained that they needed the facility to repair their equipment and to be out of the weather. He stated that all repair work would be done inside, and the hours of operation would be from 8 a.m. to 5 p.m. They are going to sign an agreement with Don Jorgensen which will state that he will not be allowed to work on his equipment during the time they are leasing the property (four months). They intend to be finished by the first of March so they can be ready for the irrigation season. Mr. Horraced, a neighbor,

said that the landowners in the area were not opposed to the Irrigation District leasing the property. They just wanted to make sure that Jorgensen did not run his trucks illegally from the site. Mr. Horrace said he would like the conditions enforced that were imposed on the previous Conditional Use Permits which were granted to Mr. Jorgensen. Mr. Seeger explained that those permits are no longer in force and that those conditions cannot automatically be applied to this permit. This permit would be dealt with as a new application. Don Russell moved that the Conditional Use Permit be accepted with the conditions stated in the Staff Report. Marv Padberg seconded the motion. The motion was passed unanimously by all the members of the Commission.

CONDITIONAL USE PERMIT - CHARLOTTE LINE - TOWNSHIP 5 NORTH, RANGE 26, SECTION 23B, TAX LOT 900 IN A RURAL RESIDENTIAL ONE-ACRE ZONE - HOME OCCUPATION - CERAMIC SHOP -The Staff Report was read. All notices were sent to adjoining landowners and no comments were received. An occupancy permit was explained to the Commissioners. It is the Planning Department's way of being assured that all conditions of the Conditional Use Permit are adhered to. Marv Padberg moved to accept the Conditional Use Permit with the conditions listed in the Staff Report. Don Russell seconded the motion which was passed unanimously by the Commission.

CONDITIONAL USE PERMIT - PACIFIC GAS TRANSMISSION & PACIFIC GAS & ELECTRIC - BECHTEL CORPORATION, RODRICK VAN HEUSON - TOWNSHIP 1 SOUTH, RANGE 24, SECTION 9, TAX LOT 2300 - PIPE STAGING AREA - The applicants were not present, but at the October meeting they were present and met with representatives from the City of Ione. The Staff Report was read and the location shown on the map. The City of Ione expressed several concerns they had regarding the piping area, routing, and traffic in the area. The City requested that the applicant post a bond and enter into an agreement with the City of Ione and Morrow County that any damage to streets, roads, and right-of-ways, incurred as a result of the movement, storage, and transportation of pipe, will be borne by the applicant or their subcontractors in an amount sufficient to defray the costs incurred. Security was another concern of the City as well as dust control. Hours of operation were discussed and it was decided that they should be 7 a.m. to 8 p.m. seven days a week. Marv Padberg moved that the Conditional Use Permit be approved with all the conditions stated in the Staff Report and the others listed during the meeting (see attached letter to PGT-PG&E listing all conditions). Joe Miller seconded the motion which was approved unanimously by all members of the Commission.

LAND PARTITIONING - TIMOTHY HELLBERG - TOWNSHIP 5 SOUTH, RANGE 26, SECTION 25, TAX LOT 607 - The location was shown on the map. The property will have access from Nevada Street. If the Planning Commission approves the preliminary plat, the final maps will then

be checked by the Planning Director and then sent to the County Assessor and County Surveyor for their approval. Don Russell moved that the preliminary plat of this land partitioning be approved. Mark Cutsforth seconded the motion. The motion was unanimously approved by the Planning Commission.

THERM TEC MEDICAL WASTE INCINERATOR ON LAND OWNED BY THE PORT OF MORROW - It was stated that no Conditional Use Permit was needed as it was an outright use in the Port Industrial Zone. This informational session was being held to give the people of the area a chance to hear about the siting of the facility and give them the opportunity to ask questions. The Land Use Compatibility Statement has already been signed and returned to DEQ. The State of Oregon has the most stringent regulations regarding waste incinerators. Mr. Dean Robbins and Gary Thorn from Therm Tec explained the operation of the incinerator. They are hoping for construction to begin sometime in the first quarter of 1992. The Wildlife Refuge representative questioned whether noise would be a problem which might affect the presence of wildlife adjacent to the site. Dean Robbins said that would not be a problem. A question and answer period followed.

AUDIENCE PARTICIPATION - Don Jorgensen and David Spangenberg asked to make a short presentation on the need of a salvage or junk yard. They have discussed the need for one with both Deane Seeger and Gary Neal of the Port of Morrow. Both have stated that there definitely is a need for a salvage yard in the County. When junk cars are brought in they would be salvaged for their parts and then smashed. Would like to find a site of about 10 to 20 acres that is slightly elevated so that a fence could then be put around it and it would not be visible from the road. The Planning Commission felt there would be a need for a yard as long as it was located in the right location.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 9:35 p.m. The next meeting will be at the North Morrow Annex Building in Irrigon on Monday, January 27, 1992, at 7:30 p.m.