

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION**  
**MONDAY, JANUARY 27, 1992 - 7:30 P.M.**  
**IRRIGON, OREGON**

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

**MEMBERS PRESENT:** Kent Goodyear, Marv Padberg, Mary Ellen Coleman, Don Russell, John Grace, Dan Creamer, Joel Peterson, Irv Rauch, and Joe Miller

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Gary Neal, Manager Port of Morrow

**MINUTES OF NOVEMBER 25, 1991 MEETING** The minutes of the November 25, 1991, meeting were approved as mailed.

**PLANNING COMMISSION MEMBERS** - Introduction of the new Planning Commission members, Joel Peterson and Irv Rauch, were made. Joe Miller was reappointed for a four year term by the County Court.

**ELECTION OF PLANNING COMMISSION OFFICERS FOR 1992** - Chairman Kent Goodyear, Vice-Chairman Marv Padberg, and Secretary Mary Ellen Coleman were all nominated for the positions they presently hold. The motion for all three to remain as officers for 1992 was made, seconded, and unanimously approved by the members of the Planning Commission.

**UMATILLA ARMY DEPOT REPORT** - A brief discussion followed as to the progress of the Incineration Program, CSEPP, at the Depot. The need for reopening of the North Gate was discussed. There would be great benefit in the reopening of this gate when the Incineration Program began. The Planning Commission presented this proposal years ago when Mary Michaels at a hearing in Portland gave a report stating this need. There was a consensus among the members that a letter to our Senate and House representatives be drafted asking for opening the North Gate, and also stating the Commission's concern for the welfare of the citizens of the Irrigon/Boardman area in case of an accident at the Depot. The Commission felt that this area needed more public information regarding the CSEPP program. Morrow County is in as much danger from an incident as is Umatilla County, and should be provided with as much protection.

**L.C.D.C. GRANT APPLICATION & PROGRESS REPORT ON TASK FORCE COMMITTEE DEALING WITH NORTH END TRANSPORTATION PLAN** - Deane explained that a grant application for \$30,000 was made to L.C.D.C. to help with the Periodic Review process. BPA has been asked for a matching grant to help with the Transportation/Land Use issues on the north end due to the traffic problems caused by the construction of the two Fish Hatcheries. It was explained that there might be a chance of obtaining a G.I.S. data base. The need to be mainframed was also expressed. Don Russell made a motion to

ask County Court to hook the Planning Department to the mainframe. Mary Ellen Coleman seconded the motion. It was unanimously approved by the Planning Commissioners.

**AUDIENCE PARTICIPATION** - Gary Neal, Manager, Port of Morrow, then addressed the Commission regarding a new industry interested in siting in Morrow County. He stated that because of an odor problem this industry needed to be sited somewhere in the county where the public would not be disturbed. He inquired about the land out by Finley Buttes. A discussion followed with no definite conclusion reached.

**ADJOURNMENT** - Chairman Kent Goodyear adjourned the meeting at 9:20 p.m. The next meeting will be at the Public Works Building in Lexington on Monday, February 24, 1992, at 7:30 p.m.

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION**  
**MONDAY, FEBRUARY 24, 1992 - 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, Dan Creamer, Joe Miller, Don Russell, John Grace, Irv Rauch and Joel Peterson

**MEMBERS ABSENT:** Mary Ellen Coleman

**OTHERS PRESENT:** Deane Seeger, Sharon Timms, Val Doherty, Commissioner Ray French, Rob Brown, Judy Brown, Fred Hoskins, Jr., Richard Cole, Linda Cole, Bryan Timms, Ed Glen, Bonnie Vannatter, Jane Weston and Win Weston

**MINUTES OF JANUARY 27, 1992 MEETING** - The minutes of the January 27, 1992, meeting were approved as mailed.

**PUBLIC HEARING - CONDITIONAL USE PERMIT - BRIAN THOMPSON - HOME OCCUPATION - MAIL ORDER RETAIL WINE BUSINESS - TOWNSHIP 2 SOUTH, RANGE 26, SECTION 17, TAX LOT 2100, EXCLUSIVE FARM USE** - The staff report was read and the location pointed out on the map. There will be no rebottling, no tasting room, and only mail order or telephone orders. The Commission could see no problems with the request. A motion was made by John Grace and a second by Marv Padberg to approve the Conditional Use Permit application for a home occupation by Brian Thompson. The Planning Commission unanimously approved the motion.

**CITY OF HEPPNER WASTE WATER EFFLUENT PROJECT** - A letter from Bill Kuhn was read asking for the County to sign off on a Land Use Compatibility Statement. After comments from Mr. Hoskins, the Planning Commission decided to hold off signing the statement and to suggest to the City to notify the land owners involved of everything planned and to try to work out a solution to some of the problems with them. If things can be worked out, then the LUCS can be signed.

**PRELIMINARY SUBDIVISION REVIEW - DAVID BURNS - TOWNSHIP 5 NORTH, RANGE 26, SECTION 24, TAX LOT 3702, consisting of 7.14 acres** - The surveyor has asked that the Subdivision Review be brought up at the next meeting because he has not had time to prepare all the information requested by the Subdivision Review Committee. The Commission did ask for a clarification of the legal issue of the water and sewer extended into the county, the issue of buried utilities, and the road entrance question. This preliminary review will be put on next month's agenda.

**PETITION REQUEST FOR WITHDRAWAL FROM URBAN GROWTH BOUNDARY - IRRIGON AREA** - The petition was presented to the Planning Commission. It was explained by the petitioners the purpose for requesting for withdrawal from the U.G.B. A lengthy discussion followed from both the audience and the Commission. The Commission on a motion by John Grace and second by Marv Padberg unanimously approved the motion to accept the petition as presented in accordance with the procedural requirements of the Zoning Ordinance; and to set a date for a public hearing to be held on Monday, March 30, 1992, at 7:30 p.m. in Irrigon to consider the revision to the Morrow County Zoning Ordinance, zoning maps, and Comprehensive Plan. It was also requested that the District Attorney's office review and report to the Planning Commission on the legal implications pertaining to the extension of Irrigon City services outside of their city limits in violation of the City and County Joint Management Agreement.

**STORM WATER DRAIN INFORMATION** - Kent Goodyear explained the problem with the runoff from the High School and expressed his concern about the additional runoff which might occur with the ballfield construction. Several possible solutions were discussed. Since the County will now be responsible for Storm Drain Permits, the Planning Department will make contact with the school district to see if the project will be larger than five acres. A permit is required for anything five acres or larger.

**AUDIENCE PARTICIPATION** - Marv Padberg brought up the proposed Ione/Boardman Road. He stated that there was a definite need for the people in the Ione area to get their wheat trucks to the Port area. He is working on a plan for this road. The Fish & Game people are also interested and would like to be involved as they would like to see more recreational use of the area. He would like this issue put on next month's agenda. Marv will prepare some data for the March meeting explaining the benefits of this road.

**ADJOURNMENT** - Chairman Kent Goodyear adjourned the meeting at 9:50 p.m.. The next meeting will be at the North Morrow Annex Building in Irrigon on Monday, March 30, 1992, at 7:30 p.m.

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, MARCH 30, 1992 - 7:30 P.M.  
IRRIGON, OREGON**

Don Russell, acting Chairman, called the meeting to order at 7:30 p.m.

**MEMBERS PRESENT:** Mary Ellen Coleman, Dan Creamer, Don Russell, Joe Miller, John Grace, Irv Rauch and Joel Peterson

**MEMBERS ABSENT:** Kent Goodyear and Marv Padberg

**OTHERS PRESENT:** Deane Seeger, Sharon Timms, Martha Doherty, Val Doherty, and Greg Sweek (see attached list for remainder of people attending meeting).

**MINUTES OF FEBRUARY 24, 1992 MEETING** - The minutes of the February 24, 1992, meeting were approved as mailed.

**PUBLIC HEARING - FIRST OF TWO PUBLIC HEARINGS ON A REQUEST FOR REMOVAL OF AREA I OF IRRIGON URBAN GROWTH BOUNDARY AND AMENDMENT TO SR-1 SECTION OF ZONING ORDINANCE TO APPLY ONLY TO AREA IN QUESTION**

- The area of concern was shown on the map. The petition and letters were shown to the Commission members. Notices were sent to all property owners in the area, and notices were in the local newspapers. The Staff Report was then read. Letters which the Planning Department received from the City were read. The public comment section was opened to the audience. For details of the comments made, tapes are available in the Planning Department office. The acting Chairman took a poll of the audience -- all but three people were in favor of the petition for removal from the UGB area and the changing of the Zoning Ordinance. The Commission accepted a motion that the second of the two hearings would be held in Irrigon on April 27, 1992, at 7:30 p.m. The Commission will meet at 6:30 p.m. at the North Morrow Annex Building so they can go out and look at the city limits and the Urban Growth Boundary. The motion was passed unanimously by the members of the Commission.

The reading of the amendment to the SR-1 Zone in the area in question was done. The major change would be that property cannot be divided down into lots of less than one acre even if water and sewer services are available in the area. It was announced at this time that the second hearing and final action will be taken on April 27, 1992.

**PRELIMINARY SUBDIVISION REVIEW - DAVID BURNS, IRRIGON, TOWNSHIP 5 NORTH, RANGE 26, SECTION 24, TAX LOT 3702, CONSISTING OF 7.14 ACRES**

- The location of the proposed subdivision was shown on the map. The subdivision's name has been changed to Eagle View Subdivision due to the fact that an adjacent subdivision was Greenwood Estates and the Ordinance provides that names that contain the same name cannot be allowed. This subdivision will be on city sewer because

the line runs in front of the property. The surveyor provided new plat plans with contour lines and utilities indicated on the map. The Planning Commission can approve the preliminary with any additional information they would like included for the subdivision. The final map will then come back to the Planning Department and with the approval of the Planning Commission the Planning Department will sign off on it. Then it goes before the County Court. The only question that has come up is in regard to the northerly boundary line. There could be a problem regarding three feet. This still would not affect the size of each lot as they are still over one acre in size. Mr. Burns has indicated that he wishes to remain in the county and does not intend to divide the lots smaller than the one acre in size. Should not be a problem with storm water run-off. The covenants of the subdivision were then read, and they should run with the land deed. It was also suggested that instead of making several cuts across the County road when hooking up to the city sewer, all the lines from the individual lots be joined on one side of the road and only one cut be made across the road to join one main line to the sewer line. John Grace moved and Irv Rauch seconded the motion to accept the preliminary plat of the Eagle View Subdivision.

**LAND PARTITIONING - MAX HELLBERG - TOWNSHIP 5 NORTH, RANGE 26, SECTION 23D, TAX LOT 1900** - The location of the piece of land to be partitioned was shown on the map. It is divided by the Old Columbia River Highway. The application and filing fee have been completed and since it is over ten acres, there is no need for a surveyor to pin and mark it and submit a plat plan. The Planning Commission on a motion by John Grace and seconded by Mary Ellen Coleman unanimously approved the land partitioning.

**STORM WATER DISCHARGE PERMIT/CONTRACT** - The County has decided to handle issuing the storm water permit applications for areas of construction over five acres. The ballfield in Heppner does not need to obtain an application because it is less than five acres. The reason behind the decision for the County to issue these permits is that the control remains locally.

**CITY OF HEPPNER WASTE WATER EFFLUENT PROJECT** - Deane stated that he has signed off on this Land Use Compatibility Statement. He had talked to the City and also Mr. Hoskins and it became apparent that Mr. Hoskin had been informed by the City of their plans. Since the City had made the effort to explain everything to Mr. Hoskins, Deane agreed to sign-off on the LUCS.

**L.C.D.C. PERIODIC REVIEW/GRANT/CONSULTANT** - After contacting several consultants, Dan Meader of Tenneson Engineering from The Dalles was hired. The contract will be signed in the near future. L.C.D.C.'s requirements for the grant were read as well as the dates for completion. Goals 3, 4 and 5 are the goals which

are required to be completed by a deadline date. The final completion date will probably be two to two and one-half years. The Transportation Plan for the hatchery area from Irrigon to Boardman is progressing with BPA. We are hoping to get a contract to hire a consultant to develop a study for the area. Time span for this project is one year.

IONE/BOARDMAN ROAD - This item will be tabled since Marv Padberg was not at the meeting to make his presentation. Rob Brown from Boeing asked for some time on this matter. He has written a letter to his company asking them to check the situation out.

CORRESPONDENCE - A letter from the City of Boardman Planning Commission was read thanking the Planning Department for the improvements that have been made in the West Glen Subdivision. Martha Doherty was thanked for her work in that area.

ADJOURNMENT - Acting Chairman Don Russell adjourned the meeting at 9:45 p.m. The next meeting will be at the North Morrow Annex Building in Irrigon on Monday, April 27, 1992, at 7:30 p.m. The Planning Commission members will meet at the Annex at 6:30 p.m. for a tour of the UGB area and Irrigon city limits.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, APRIL 27, 1992 - 7:30 P.M.  
IRRIGON, OREGON

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

MEMBERS PRESENT: Kent Goodyear, Mary Ellen Coleman, Joe Miller, John Grace, and Irv Rauch

MEMBERS ABSENT: Marv Padberg, Dan Creamer, Don Russell and Joel Peterson

OTHERS PRESENT: Deane Seeger, Sharon Timms and Ray French. (See attached list for remainder of people attending meeting).

MINUTES OF <sup>MARCH 30, 1992</sup> APRIL 27, 1992 MEETING - The minutes of the <sup>MARCH 30</sup> April 27, 1992, meeting were approved as mailed.

PUBLIC HEARING - SECOND OF TWO PUBLIC HEARINGS ON A REQUEST FOR REMOVAL OF AREA I OF IRRIGON URBAN GROWTH BOUNDARY AND AMENDMENT TO SR-1 SECTION OF ZONING ORDINANCE TO APPLY ONLY TO AREA IN QUESTION

- The area in question was shown on the map. The area will remain as a Suburban Residential One Acre Zone, but with the exception that the lots will stay one acre in size and cannot be divided any smaller no matter if water and sewer are available. Public comments were then received. The Commission closed the public comments section of the hearing. (All comments received are on tape on file in the Planning Department.) Motion to approve the request for removal of Area I from the Irrigon Urban Growth Boundary and amendment to SR-1 Section of Zoning Ordinance to apply only to area in question was made by Mary Ellen Coleman and seconded by Joe Miller. The motion was then approved unanimously by the Planning Commission. The request will be brought up for its final hearing before County Court on Wednesday, May 20, 1992, at 10:00 a.m.

PUBLIC HEARING - VARIANCE REQUEST - PATRICK & ALICE FLANAGAN - ADDITIONAL MANUFACTURED HOME IN A RURAL RESIDENTIAL ONE ACRE ZONE, LOCATED IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 25, TAX LOT 200 -

The location was shown on the map and the Staff Report read. The conditions recommended by the Planning Department were stated. John Grace made the motion that the Variance request be granted with the conditions stated in the Staff Report, and also that the property be tracked as to compliance of the conditions. Mary Ellen Coleman seconded the motion which then passed unanimously by the Planning Commission.

PERIODIC REVIEW UPDATE - The contract with Tenneson Consulting Firm to assist with Periodic Review has been agreed to and is being finalized for signing. The first hearing on Goal 4 amendments to the Comprehensive Plan and Zoning Ordinance will be in July. The BPA contract for a Transportation Plan for the north end is also



being reviewed. Completion date for this is one year. Land use in the area will also be an item of concern and study. Will deal with the routing of traffic in and out of the Fish Hatchery as well as signing. All the industries and users in the area will be contacted to determine a solution to the transportation problem.

IONE/BOARDMAN ROAD - The Commissioners who were to give the report are not here. Rob Brown said that he had contacted the higher ups in Boeing and that they are willing to look into the long-range plan for the entire area. He will keep the Planning Department informed.

CORRESPONDENCE - Deane handed out some information sheets which the Planning Department received from Therm-Tec. They hope that these information handouts will explain the waste incinerator process and relieve some of the concerns in the area.

AUDIENCE PARTICIPATION - Ivan Dike and several other landowners would like the Planning Commission to look into the mess and possible violations in the Irrigon Mobile Court. He says they have garbage laying around and it has turned into a real eyesore. The Planning Commission will ask Martha Doherty, Code Enforcement Officer, to check into the problem and see what can be done.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 9:20 p.m. The next meeting will be at Lexington in the Public Works Building on Monday, May 18, 1992, at 7:30 p.m.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, MAY 18, 1992 - 7:30 P.M.  
LEXINGTON, OREGON

Marv Padberg, Vice-Chairman, called the meeting to order at 7:35 p.m.

MEMBERS PRESENT: Marv Padberg, Don Russell, Joe Miller, Irv Rauch and Joel Peterson

MEMBERS ABSENT: Kent Goodyear, Mary Ellen Coleman, Dan Creamer and John Grace

OTHERS PRESENT: Deane Seeger, Sharon Timms, Ray French, Dona Edman, Mr. & Mrs. John Edman, and Bud Englert

MINUTES OF APRIL 27, 1992 MEETING - The minutes of the April 27, 1992, meeting were approved as mailed.

PUBLIC HEARING - CONDITIONAL USE PERMIT N-49 - OREGON DEPARTMENT OF TRANSPORTATION FOR AN ASPHALTIC CONCRETE BATCH PLANT IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 26, TAX LOT 205 AND 207, LOCATED IN A RURAL RESIDENTIAL ZONE - The application for this Conditional Use Permit has been withdrawn by the State. They intend to utilize the gravel pit, but will not put in the Asphaltic Concrete Batch Plant.

PUBLIC HEARING - CONDITIONAL USE PERMIT N-50 - UMATILLA READY-MIX, INC. FOR A CONCRETE READY MIX PLANT IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 11, TAX LOT 401, LOCATED IN A GENERAL INDUSTRIAL (MG) ZONE - The location was shown on the map and it was explained that due to a change in the City of Boardman's Planning Commission meeting, they have not had a chance to review the application. Since the area in question is within the Boardman Urban Growth Boundary, the City is given the opportunity to express their views. They will review the application at their meeting next week. The Staff Report was read. The property has been owned by Ready-Mix for twenty years. A plant was located there several years ago but was removed. Bud Englert is in need of the plant because it will enable him to be closer to possible jobs in the area. No mining will be done. No one appeared who was opposed to the project. A letter from the Port of Morrow was read stating their concern over traffic problems in the area. Irv questioned the need for some of the conditions stated in the Staff Report. The storm drain plan is needed because of new Federal and State regulations. A sight obscuring fence is being considered by Ready-Mix but primarily for security reasons. Irv Rauch made a motion to carry this application over to next month's meeting after the Boardman Planning Commission has met. Joe Miller seconded the motion and it passed unanimously by the Planning Commission. The Commission will meet at 6:30 at the City Hall in Boardman to go out to the sight.

PUBLIC HEARING - VARIANCE REQUEST - DARRELL & DONA EDMAN - FOR AN ADDITIONAL MANUFACTURED DWELLING (HARDSHIP REASONS) LOCATED IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 18, TAX LOT 600, CONSISTING OF 2.31 ACRES IN A SMALL FARM-40 ZONE - The location was shown on the map and the Staff Report was read. All notices to adjoining landowners and the newspapers have been made. The applicants were present and expressed their reason for the Variance. No objections were received to the request. Joe Miller motioned that the Variance be approved. Don Russell seconded the motion, and it was unanimously approved by the members of the Commission.

BOARDMAN/IONE ROAD - This issue will be postponed until the June meeting when John Bristow and Richard Ladd will be present to explain this project.

ADJOURNMENT - Vice-Chairman Marv Padberg adjourned the meeting at 8:35 p.m. The next meeting is scheduled for the Boardman City Council Chambers on Monday, June 22, 1992, at 7:30 p.m. The Commissioners will meet at 6:30 p.m. to review the site of the Umatilla Ready-Mix Plant outside of Boardman.

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION**  
**MONDAY, JUNE 22, 1992 - 7:30 P.M.**  
**BOARDMAN, OREGON**

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

**MEMBERS PRESENT:** Kent Goodyear, Marv Padberg, Mary Ellen Coleman, Dan Creamer, Don Russell, Irv Rauch and Joel Peterson

**MEMBERS ABSENT:** Joe Miller and John Grace

**OTHERS PRESENT:** Deane Seeger, Sharon Timms, Dan Meader, Don Rohde, Ed Tanasky, John Bristow, Gary Neal, Bruce Hammon, Joni Hammond, Ralph Skoubo, Perry Sutherland, Gene Allen and Rob Brown

**MINUTES OF MAY 18, 1992 MEETING:** The minutes of the May 18, 1992, meeting were approved as mailed.

**PUBLIC HEARING - CONDITIONAL USE PERMIT N-50 - UMATILLA READY-MIX, INC. FOR A CONCRETE READY MIX PLANT IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 11, TAX LOT 401, LOCATED IN A GENERAL INDUSTRIAL (MG) ZONE**  
- This public hearing on the Conditional Use Permit N-50 was carried over from last month's Planning Commission meeting in order to give the Boardman Planning Commission an opportunity to comment on the Staff Report, and add any additional findings they might choose to include. The location of the plant was shown on the map as well as the traffic problem areas. The notes from the Boardman Planning Commission's meeting were read. It was noted that they concur with the conditions listed in the Staff Report and the letter to the Planning Commission from the Port of Morrow stating their concerns. The letters from the Port of Morrow and Gene Allen, City Manager, were read. Both are concerned with the flow of traffic in the area and the long-term traffic concerns of the area. The Staff Report was then read. The other road into the property has been covered with dirt, and the plant cannot be accessed by this road. It is still a County right-of-way. The road proposed for use enters near the Port Interchange road and is not a good entry point. The hearing was open to the floor. Perry Sutherland from Ready-Mix, Ltd. stated his concern over not being enough business in the area for two ready-mix plants. The Commission said they could not deny a permit on this point. The Commissioners felt there definitely were some serious traffic concerns for the area. Gary Neal pointed out on the map, future projects for the Port and how the traffic will be affecting the entire area. A discussion among the Commissioners followed. On a motion by Marv Padberg and second by Don Russell, the Morrow County Planning Commission unanimously approved the application for a Conditional Use Permit imposing the conditions listed in the Staff Report, excepting Condition 3, which will be dropped, and Condition 6 to state a row trees instead of fencing (Irv Rauch voted a negative on this condition), and including an additional Condition 8 which states, "Parties responsible for blockage of County right-

of-way should be obliged to open up the existing County right-of-way which leads from the exit off of Columbia Boulevard at the Boardman Readimix Ltd. site south to the northeast corner of the Umatilla Ready-Mix property. This must be done within a year's time.

**PUBLIC HEARING - FIRST OF THREE PUBLIC HEARINGS ON AMENDMENTS TO GOAL 4, FOREST USE ZONE AND PLAN TO INCLUDE MANDATED RULES BY OREGON LEGISLATURE AND/OR CONSIDERATION OF OTHER AMENDMENTS DEEMED NECESSARY BY THE MORROW COUNTY PLANNING COMMISSION** - Dan Meader,

Tennessee Engineering, was introduced by Deane. Mr. Meader will be the Planning Consultant hired through a grant from LCDC to help Morrow County with Periodic Review. The first phase concerns the Forest Use Zone. Very little of the proposed draft can be changed because these are mandated requirements for the Zone as adopted by the Legislature. It was suggested that all the Commissioners carefully review the draft of the new Forest Use Zone and be prepared to recommend any changes at next month's meeting. The hearing was then opened to the public. Ed Tanasky representing Eastern Oregon Forest Protective Association stated that the Forest Use Zone changes as mandated by the Legislature are good. The State Forest Protective Association has three main objectives: 1. Protect Life; 2. Protect Forest Values; 3. Protect property rights. He stressed the importance of making roads into areas like Blake Ranch wide enough for fire and emergency rigs, with turnouts, and also the importance of adequate water to handle fire emergencies. With the new mandates, non-forest dwellings are almost non-existent. Morrow County is proposing to have committed exceptions to the Forest Use Zone, such as Blake Ranch, Penland, Parkers Mill and Cutsforth area. The Commissioners then discussed some of their ideas concerning the restrictions being imposed by the State. Dan Meader then stated that the Administrative Rules adopted by the Legislature speak to both Western and Eastern Oregon. The hearing was then closed and the second hearing will be at the July meeting.

**LAND PARTITIONING - RALPH K. SKOUBO - TOWNSHIP 4 NORTH, RANGE 25, SECTION 14C, TAX LOT 100** - The area to be partitioned was shown on the map. It is in a Farm Residential Two Acre Zone. All the proper fees and water statements have been turned in. On a motion by Dan Creamer and a second by Mary Ellen Coleman, the Morrow County Planning Commission unanimously approved the request for the land partitioning.

**BOARDMAN/IONE ROAD PRESENTATION** - Richard Ladd could not be present tonight. It was explained by Marv Padberg that the process to get the road from Ione north to the Interstate has been going on for twenty years. The benefits to both the Ione and Boardman area were stated. Some benefits include schools, business competition,

recreation, health, home, emergency access, and the joining of two ends of the County thus eliminating the north/south isolation. Rob Brown, representing Boeing, said that the matter has gotten pretty high up in the Boeing structure. It looks like there is a good possibility that Boeing will allow some type of access but is not stating what type of access will be given. He will be having a meeting at the end of July between the State and Boeing. Boeing would like to be a good neighbor to Morrow County.

UPDATE ON POSSIBLE DRAWDOWN OF JOHN DAY POOL - Letters have been written regarding the concern of Morrow County over the drawdown of the John Day Pool. All the various entities affected by the drawdown were reported to the Corps. This is a serious matter for many businesses in the area.

CORRESPONDENCE - The letter and reply from DEQ on the delay in inspections was read. Bruce Hammond and Joni Hammon represented DEQ. They explained that their office was short staffed and they would be hiring a new inspector within the next few months. They would like to setup a better working relationship with the counties. Two new solid waste inspectors for the Regional Landfills will be working out of the Pendleton office.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 10:20 p.m. The next meeting is schedule for Monday, July 27, 1992, at 7:30 p.m. at the Public Works Building in Lexington, Oregon.

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, JULY 27, 1992 - 7:30 P.M.  
LEXINGTON, OREGON**

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

**MEMBERS PRESENT:** Kent Goodyear, Mary Ellen Coleman, Joe Miller, John Grace, Irv Rauch and Joel Peterson

**MEMBERS ABSENT:** Dan Creamer and Don Russell

**OTHERS PRESENT:** Deane Seeger, Sharon Timms, Martha Doherty, Dan Meader, Val Doherty, Ray French, Jim West, Susie Ward, Clay West, and Dan McElligott

**MINUTES OF JUNE 22, 1992 MEETING:** The minutes of the June 22, 1992, meeting were approved as mailed.

**LAND PARTITIONING - VIRGIL AND ETHEL NORTON - TOWNSHIP 5 NORTH, RANGE 26, SECTION 23C, TAX LOT 2500** - The plat plan was shown and the location of the land partitioning pointed out. All fees have been paid and the Planning Department had no problem with the partitioning. John Grace made a motion to approve the land partitioning. The motion was seconded by Joe Miller and unanimously approved by the Commission.

**LAND PARTITIONING - ROBERT AND CAROLYN SICARD - TOWNSHIP 4 NORTH, RANGE 25, SECTION 14, TAX LOT 1100** - The plat plan was shown and the location of the land partitioning pointed out. Since the partitioning is over ten acres, it did not have to be surveyed. All fees have been paid. Mary Ellen Coleman made a motion to approve the land partitioning. The motion was seconded by Joel Peterson and unanimously approved by the Commission.

**PUBLIC HEARING - SECOND OF THREE PUBLIC HEARINGS ON AMENDMENTS TO GOAL 4, FOREST USE ZONE AND PLAN TO INCLUDE MANDATED RULES BY OREGON LEGISLATURE AND/OR CONSIDERATION OF OTHER AMENDMENTS DEEMED NECESSARY BY THE MORROW COUNTY PLANNING COMMISSION** - The process relating to these public hearings was explained. The Periodic Review Planning Consultant, Dan Meader, preceded to explain what we have done so far on the Forest Use Zone. The first draft was presented at the first hearing. Dan explained that there has been more grumbling on these new rules and mandates than he has ever heard before. Deane and Val have worked on the first draft and made several changes. The basic premise is that a piece of land in our forests can be used for many purposes. We should protect each multiple use. This is our plan and law, therefore, we should try to put in it what we want. After much discussion from both the audience and Commissioners, it was decided that a third draft be prepared and this hearing will be recessed and continued at a special meeting to be held on Tuesday, August 11, 1992, at 7:30 p.m. at the Public Works Building in Lexington. After this

meeting, the matter will be referred to the County Court for the third public hearing on Wednesday, August 26, 1992, at 10 a.m. at the Courthouse in Heppner.

**CORRESPONDENCE** - A letter from the City of Heppner Planning Commission regarding their desire to enlarge their Urban Growth Boundary was read. Deane explained that he would be having a meeting with Gary Marks later this month and would report back on this meeting at the August Planning Commission meeting. There could be a possibility of a joint meeting with the Heppner Planning Commission and Morrow County Planning Commission on this matter.

**ADJOURNMENT** - Chairman Kent Goodyear adjourned the meeting at 9:35 p.m. The next meeting will be a special meeting on the recessed hearing on the Forest Use Zone to be held on Tuesday, August 11, 1992. The regular Planning Commission meeting for August is scheduled for Monday, August 31, 1992, at 7:30 p.m. at the North Morrow Annex Building in Irrigon, Oregon.



**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
SPECIAL HEARING MEETING  
TUESDAY, AUGUST 11, 1992 - 7:30 P.M.  
LEXINGTON, OREGON**

Kent Goodyear, Chairman, called this special meeting to order at 7:30 p.m. After realizing we had a over- capacity crowd, the meeting was temporarily adjourned to go to the school district office. The meeting began again at 7:50 p.m.

**MEMBERS PRESENT:** Kent Goodyear, Marv Padberg, Don Russell, Irv Rauch, Joe Miller and Joel Peterson

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

**OTHERS PRESENT:** Deane Seeger, Sharon Timms, Martha Doherty, Dan Meader (Tenneson Engineering), Brent Lake, L.C.D.C., Val Doherty, Commissioner Ray French, Commissioner Jerry Peck and Judge Louis Carlson, and others as indicated on attached guest list.

**PUBLIC HEARING - CONTINUATION OF RECESSED SECOND OF THREE PUBLIC HEARINGS ON AMENDMENTS TO GOAL 4, FOREST USE ZONE AND PLAN TO INCLUDE MANDATED RULES BY OREGON LEGISLATURE AND/OR CONSIDERATION OF OTHER AMENDMENTS DEEMED NECESSARY BY THE MORROW COUNTY PLANNING COMMISSION** - Deane Seeger explained that this meeting was just for a hearing on the Forest Use Zone. Valerie Doherty then explained about the Forest Use Goal. She also explained that this meeting will not be about the Ordinance that County Court adopted last week. The Planning Commission will make a recommendation, if they so choose, and submit it to the County Court for the final hearing on August 26, 1992, at 10:00 a.m. The Forest Use Zone proposal was then read into the record. Brent Lake, LCDC, then presented the issues that LCDC objected to. The Commission adjourned for ten (10) minutes and returned at 9:20 p.m. The Ordinance that was passed by County Court was then discussed to bring the citizens that came late up to date on the fact that this hearing was for the Forest Use Zone and not that Ordinance. The customary and traditional statement was questioned by LCDC. Don McElligott said that he liked the traditional and customary uses statement. Val presented two written statements, one from Fish and Wildlife regarding elk history in Morrow County and the other from a Mr. Isley, Wallowa County Extension Agent, and asked that both be entered in to the record. The Planning Commission then reviewed the proposed changes to the Zone and took action on the following:

1. Under C(11) and in other places throughout the text of the Zone where ORS 215.213 and 215.283 are mentioned the specific ORS should be clearly defined. If they are longer than one paragraph they will be included as an Appendix. Irv Rauch motioned and Joe Miller seconded. Passed unanimously.

2. Under C(18) this paragraph will be left in on a motion by Joel Peterson and a second by Marv Padberg. Motion approved unanimously by the Commission.
3. Under D(4), on a motion by Joe Miller and a second by Joel Peterson this paragraph will be deleted. Passed unanimously.
4. Under D(23), Personal Use Airports, on a motion by Don Russell and a second by Joel Peterson this paragraph will remain in. Passed Unanimously.
5. Under E(1), on a motion by Irv Rauch and second by Joe Miller the and before "Management Plan" will be changed to with a. Motion passed unanimously by the Commission.
6. Under E(1)(c), on a motion by Marv Padberg and a second by Joel Peterson the wording OAR 660-06-029/035 will be changed to read Subsection (G) of this zone. Motion passed unanimously.
7. Under E(2), on a motion by Marv Padberg and a second by Joel Peterson the wording have been approved will be changed to read be complete. Motion passed unanimously.
8. Under F(2)(a)(b), on a motion by <sup>MARV PADBERG</sup> ~~Joel Peterson~~ and a second by <sup>JOEL PETERSON</sup> ~~Marv Padberg~~ these two paragraphs will be omitted. Motion passed with Irv Rauch voting against.
9. Under I(8)(b)(5), on a motion by Joe Miller and a second by Don Russell the following will be added after the word, address, where an address has been established by the Morrow County Addressing System. Motion passed unanimously by the Commission.

Irv Rauch moved that the Forest Use Zone with the amendments be presented to the County Court for their public hearing to be held on Wednesday, August 26, 1992, at 10:00 a.m. The motion was seconded by Joe Miller and passed unanimously by the Planning Commission.

**ADJOURNMENT** - Chairman Kent Goodyear adjourned this special meeting at 11:00 p.m.. The next meeting is scheduled for August 31, 1992, at 7:30 p.m. at the North Morrow Annex Building in Irrigon, Oregon.

**MINUTES OF THE MORROW COUNTY COURT PUBLIC HEARING  
ON THE FOREST USE ZONE  
WEDNESDAY, AUGUST 26, 1992 - 10:00 A.M.  
HEPPNER, OREGON**

Morrow County Judge Louis A. Carlson called the hearing on the Forest Use Zone to order at 10:00 a.m.

**PRESENT:** Judge Louis A. Carlson, Commissioner Jerry Peck, Commissioner Ray French, Administrative Assistant, LoRayne Bowman, County Clerk, Barbara Bloodsworth, County Counsel, Val Doherty, Planning Director, Deane Seeger, Dan Meader and Sharon Timms

The legal notices were then read into the record. The legal notice for the Court hearing appeared on August 5 and 12, 1992, in the Heppner Gazette-Times, the County newspaper of record.

The Planning Director then recapped the decision of the Planning Commission made on August 11, 1992. The draft Forest Use Zone Amendment as recommended by the Planning Commission was then read into the record. The County Court received no response from the public regarding the hearings. The letter of August 21, 1992, from LCDC was faxed to the Planning Department on Tuesday, August 25, 1992, and will be entered into the record. Dan Meader, Planning Consultant, stated that LCDC made note in the letter that the proposed Forest Use Zone Amendment does not meet the mandated rules. The main point he explained was to stop further development in the Forest Zone and they make the criteria for building in the Zone difficult to meet.

The Planning Director then reviewed the letter from LCDC with the Court pointing out the reasons for the County's position on each of these points.

Commissioner Jerry Peck moved to approve the Forest Use Zone as recommended by the Planning Commission with the amendments to it as proposed by the County Counsel and Planning Department. The motion was seconded by Commissioner Ray French and passed unanimously by the full County Court.

**ADJOURNMENT:** County Court Judge Louis A. Carlson then adjourned the public hearing at 11:10 a.m.

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION**  
**MONDAY, AUGUST 31, 1992 - 7:30 P.M.**  
**IRRIGON, OREGON**

Vice-Chairman Marv Padberg called the meeting to order at 7:30 p.m.

**MEMBERS PRESENT:** Marv Padberg, Mary Ellen Coleman, Dan Creamer, Joe Miller, John Grace, Irv Rauch and Joel Peterson

**MEMBERS ABSENT:** Kent Goodyear and Don Russell

**OTHERS PRESENT:** Deane Seeger, Sharon Timms, Martha Doherty, Jeff Wallace, Mr. & Mrs. Aylett and Mr. & Mrs. Weston

**MINUTES OF JULY 27 AND AUGUST 11, 1992, MEETING:** The minutes of the July 27, 1992, meeting were approved as mailed. In the minutes from the August 11, 1992, meeting, Joel Peterson made the correction that under Number 8, the motion was made by Marv Padberg and seconded by Joel Peterson instead of the way written in the minutes. Correction will be made to the minutes of the August 11 meeting. These minutes were then approved as read.

**PUBLIC HEARING - VARIANCE REQUEST - PAUL HOVINGHOFF - ADDITIONAL MANUFACTURED DWELLING IN A RURAL RESIDENTIAL ZONE, LOCATED IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 25, TAX LOT 201** - The Staff Report was read and the location shown on the map. Notices were sent to all adjoining landowners and the proper fees were paid. No objections were received. Dan Creamer made a motion to allow the variance. The motion was seconded by Mary Ellen Coleman and passed unanimously by the members of the Commission.

**LAND PARTITIONING - SUZANNE KENNEDY - TOWNSHIP 5 NORTH, RANGE 27, SECTION 21, TAX LOT 701** - The location of the proposed partitioning was shown on the map. Application and fees are all in order. The parcel is in a Rural Residential One Acre Zone. No problems seen. Irv Rauch moved and Mary Ellen Coleman seconded to approve the land partition. The motion passed unanimously.

**BRAAT SUBDIVISION (ORDINANCE)** - Jeff Wallace explained that the Aylett's were present to find out why a manufactured dwelling was allowed to be sited on one of the lots out by Ordinance. They stated that there was still in effect a court order prohibiting any development in the subdivision. The Planning Commission in October of 1990, made a decision, based on information presented by Jeff Wallace, District Attorney, to allow development in the area in question provided that an access was available. Jeff explained that his role is as a attorney to the Planning Commission and to give direction as to how he sees it. He felt that the 1982 decision was based on an access problem. Once the involved parties obtained access, the subdivision could be developed with certain restrictions. Dan Creamer made a motion that everything on the subject be copied and given to the Commissioners and that the

subject will be put on the agenda for the next meeting. Joel Peterson seconded the motion and it passed unanimously.

IRRIGON URBAN GROWTH BOUNDARY AGREEMENT CHANGE REQUEST FROM THE CITY OF IRRIGON - The letter from Mayor Eppenbach regarding the change in the UGB agreement was read. After some general discussion, Dan Creamer motioned that the action would be no action. The motion was seconded by Mary Ellen Coleman and passed unanimously by the Commission.

RESULTS OF COUNTY COURT HEARING ON FOREST USE ZONE - Deane explained that the hearing was held on August 26, 1992, and that the County Court backed the Planning Commission's decision 100%. It was also decided to notify the sixteen other counties involved in the Eastern Oregon Alliance and try to win their support. The adopted Forest Use Zone was sent to DLCD, but most likely would be appealed by DLCD and sent to LUBA.

CORRESPONDENCE - The letter written under the Planning Commission's signature regarding the possibility of locating the two new DEQ personnel assigned to inspect the two regional landfills was read. The response from DEQ was also read. They said they would be based in Pendleton, but appreciated the Planning Commission's input into the matter.

AUDIENCE PARTICIPATION - Gene Allen commented that 65 percent of the people living in the county reside in the five cities. He felt that communication was needed between the cities and the county. He liked the Intergovernmental Coalition meetings that use to be held and would like to see them start up again.

ADJOURNMENT - Vice-Chairman Marv Padberg adjourned the meeting at 8:50 p.m. The next meeting will be on Monday, September 28, 1992, at 7:30 p.m. at the Public Works Building in Lexington, Oregon.

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, OCTOBER 26, 1992 - 7:30 P.M.  
IRRIGON, OREGON**

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

**MEMBERS PRESENT:** Kent Goodyear, Marv Padberg, Don Russell, John Grace, Joel Peterson

**MEMBERS ABSENT:** Mary Ellen, Coleman, Dan Creamer, Joe Miller and Irv Rauch

**OTHERS PRESENT:** Deane Seeger, Sharon Timms, Valerie Doherty, George Kenney, Mr. & Mrs. Leon Kennedy and George Horrace

**MINUTES OF AUGUST 31, 1992 MEETING:** The minutes of the August 31, 1992, meeting were approved as mailed. There were no minutes for the September 28, 1992, meeting as it was cancelled due to a lack of quorum. (Deane went to Lexington to post a notice on the door and also to notify anyone who showed up for the September meeting.)

**PUBLIC HEARING - VARIANCE REQUEST - GEORGE AND GRACE KENNEY - TO SITE A SECOND MANUFACTURED DWELLING FOR HARDSHIP REASONS IN A RURAL RESIDENTIAL ONE ACRE ZONE LOCATED IN TOWNSHIP 5 NORTH, RANGE 27, SECTION 21B, TAX LOT 300** - The Staff Report was read and the location was shown on the map. Everyone had been notified and all public notices were in the newspaper. The Kennedy's stated they had no objection to the Variance request. George Kenney said that they definitely intend to remove the manufactured home after the Variance is no longer needed. They have no intention of partitioning their property. On a motion by Marv Padberg and a second by Don Russell, the Planning Commission unanimously approved the Variance request with the following conditions:

1. The applicant agrees by signing a notarized statement that at such time that the variance is no longer needed that the manufactured dwelling will be removed within ninety (90) days; or
2. The applicant agrees to submit a development plan and obtain a land partitioning to bring the area into compliance to the Zoning and Subdivision Ordinance.
3. Approval of a D.E.Q. subsurface sewage system will be obtained prior to siting the second unit.
4. All Building Codes Agency requirements and permits will be obtained.

**PUBLIC HEARING - VARIANCE REQUEST - DON JORGENSEN - TO RESIDE IN A MANUFACTURED DWELLING PREVIOUSLY USED AS AN OFFICE LOCATED IN A GENERAL COMMERCIAL ZONE IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 25B, TAX LOT 100** - No fees have been paid and Mr. Jorgensen has not made any contact with the Planning Department office, even after several calls and messages were left on his answering machine by the office. George Horrace's letter of protest to the Variance was read into the minutes. Since none of the fees and conditions of a Variance application have been met, the Planning Commission dismissed the request. The problems connected with the trucking operation Don Jorgensen is conducting on the property were then discussed. Marv Padberg made a motion to send Martha Doherty, the Code Enforcement Officer, out with a Deputy to issue a citation regarding his operating violations, and to have this issue as a top priority for the CEO. John Grace seconded the motion. Passed unanimously by members of the Commission. It was suggested that copies of the minutes be given to Judge Gray. John Grace made a motion to revoke, if any are still in effect, Jorgensen's Conditional Use Permits. This was seconded by Don Russell and passed unanimously by the Commission.

**PROGRESS REPORT ON D.L.C.D.'S APPEAL OF MORROW COUNTY'S FOREST USE ZONE AMENDMENT** - Kent Goodyear's letter, as Chairman of the Planning Commission, to L.C.D.C. regarding the Commission's opposition to the adoption of the proposed Goal 3 and 4 Rule changes was read into the record. Deane told of the various meetings he has attended. There is definitely a serious problem with the Secondary Lands issue. Mapping of these lands will be out of the County's hands and Conditional Use Permits would have to go through L.C.D.C. first. The County opposes the fast-tracking of this issue. Six Eastern Oregon counties have organized to try to fight the proposals. Deane then read the letter from Keith Cubic on L.C.D.C.'s land proposal. Val Doherty, Assistant District Attorney, proceeded to explain the status of Morrow County's Forest Use Zone that is under appeal by LUBA. LUBA will have to say what the issues are that they are questioning. Sixteen other counties are supporting our position on the Forest Use Zone. The County Court's resolution was read to the Commissioners. On a motion by Marv Padberg and a second by Don Russell, the Commissioners unanimously passed reading the Resolution at the D.L.C.D. hearing in Salem.

**UPDATE REPORT ON IRRIGON MOBILE HOME COURT** - This issue is tabled until next month's meeting due to the illness of Martha Doherty, CEO, who was going to give the report to the Commission.

**PERMITTING PROCESS/SITE PLAN REVIEW AND DEVELOPMENT PROCEDURES** - The Commissioners decided to postpone a review of the permitting process until next month's meeting.

**MISCELLANEOUS** - The heavy workload of the Code Enforcement Officer was explained to the Commission. Martha has at least 35 cases that she has not been able to investigate as each case requires a site inspection, pictures and record keeping. On a motion by John Grace and a second by Don Russell, the Commission unanimously approved asking the County Court to upgrade the Code Enforcement position to a full-time one.

**ADJOURNMENT** - Chairman Kent Goodyear adjourned the meeting at 9:00 p.m. The next meeting will be on Monday, November 30, 1992, at 7:30 p.m. at the Public Works Building in Lexington, Oregon.



**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, NOVEMBER 30, 1992 - 7:30 P.M.  
LEXINGTON, OREGON**

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

**MEMBERS PRESENT:** Kent Goodyear, Marv Padberg, Don Russell, Joe Miller, John Grace, Joel Peterson and Irv Rauch

**MEMBERS ABSENT:** Mary Ellen Coleman and Dan Creamer

**OTHERS PRESENT:** Kathleen Cheap, U. S. Fish & Wildlife Service, John Annear, U. S. Fish & Wildlife Service, Commissioner Ray French, Val Doherty and Gary Neal

**MINUTES OF OCTOBER 26, 1992 MEETING:** The minutes of the October 26, 1992, meeting were approved as mailed.

**PUBLIC HEARING - VARIANCE REQUEST - PHARIS TIMPY - TO SITE A MANUFACTURED DWELLING FOR A PERSON TO LIVE IN FOR SECURITY REASONS - LOCATED IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 25B, TAX LOT 800 IN A GENERAL COMMERCIAL ZONE** - The Staff Report was read and it was noted that the notices were placed in the newspapers and sent to the adjoining property owners. No comments were received from any landowners. On a motion by John Grace and a second by Marv Padberg, the Planning Commission unanimously approved the Variance request with the following conditions:

1. That the applicant agrees, by signing a disclaimer statement, to remove the manufactured home when the business operation ceases; or
2. Request a zone change of the property.
3. Approval of a D.E.Q. subsurface sewage system will be obtained prior to siting the unit.
4. All Building Codes Agency requirements and permits will be obtained.
5. Variance will be checked yearly for compliance.

**REPORT ON IRRIGON MOBILE HOME COURT AND A REVIEW OF ORDINANCE FOR ESTABLISHING A PROCEDURE FOR ENFORCEMENT OF COUNTY ORDINANCES** - The draft Ordinance on Enforcement Procedures of County Ordinances was reviewed by the Code Enforcement Officer, Martha Doherty. She explained that this Ordinance is the procedure to be followed in trying to enforce the various Ordinances of the County. Martha stated that her main objective is to work with the people with violations before just pushing them into court. The procedure to follow needs to be stated in writing to enable Martha to have some force when the case goes to court. The Commission asked some

questions and then told Martha the Ordinance was satisfactory.

Martha then reported that she had a total of over 35 violations that have been reported, but because of a time problem of being only quarter time she cannot get to them all. Therefore, on a motion by John Grace and a second by Joe Miller, the Planning Commission directed the Planning Department to send a letter to County Court asking that the Code Enforcement Officer's position be made a full-time position and that Martha be offered the position.

A review of the present Conditional Use Permit for the Irrigon Mobile Court was given by Martha. She explained that the Court does not comply with the CUP, and that after discussing the matter with Byron Grow, the owner, it was decided that he would have to apply for an amended CUP along with a revised plot plan for the park. Some of the violations of the present CUP are: 1) the number of manufactured homes in the park; 2) double-wides are not allowed in the park; 3) garbage accumulating in the park. Marv Padberg made a motion to put a moratorium on the siting of any new manufactured dwellings in the park and that within two months Deane and Mr. Grow will develop a new plan for the Court to present to the Planning Commission along with the amended CUP. Joel Peterson seconded the motion and it was unanimously approved by the Commission.

**PORT OF MORROW - GENERAL DISCUSSION ON PROPOSED GRAVEL SITE** - Gary Neal, Port Manager, explained that the Port has been looking at some aggregate sources on Port property. The aggregate will be barged to other areas for sale. The area they are interested in is adjacent to the Wildlife Refuge, and approximately 100 acres in size. Fish & Wildlife representatives were concerned with the visual impact, noise and the barging problems. They would like to establish some type of a buffer between the mining and the Wildlife Refuge. Deane explained that once the site is declared an aggregate site, it will remain that forever and nothing can be done on that land. This is according to Goal 5. All aggregate mining requires a Conditional Use Permit. Deane and Gary will work on this project and will include Fish & Wildlife.

**UPDATE ON D.L.C.D.'S FARM AND FOREST RULES** - We amended the Ordinance on the old, new rules, but L.C.D.C. has some new, new rules. Valerie Doherty, Assistant District Attorney, gave a brief report on the progress of the rules and the County's standing on them. The new rules would tie the Planning Commission's hands on decision-making as everything would have to go to Salem for their approval. Marv Padberg made a motion to continue our fight on the Forest Zone, to have the County represented at all the hearings and the get other counties support. The motion was seconded by Joel Peterson and passed unanimously by the Commission.

**ADJOURNMENT** - It was decided not to hold a meeting in December, but to have a meeting on Monday, January 4 and 25, 1993. Chairman Kent Goodyear adjourned the meeting at 9:50 p.m. The meeting on January 4, 1993, will be at 7:30 p.m. at the North Morrow Annex Building in Irrigon, Oregon.