

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, JANUARY 25, 1993 - 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, Mary Ellen Coleman, Dan Creamer, Don Russell, John Grace, Irv Rauch and Joel Peterson

MEMBERS ABSENT: Joe Miller

OTHERS PRESENT: Greg Sweek, Morrow County Assessor, Dan McElligott, Morrow County Commissioner, Val Doherty, Morrow County Counsel, Cyde Estes, Morrow County Appraiser, Bob & Jackie McGuire, Jack & LaRae Poe, Bill & Lori Schnell, Marlene & Wayne Schnell, John Shafer, Bob Noyes, Mark Kirsch, Oregon Fish & Wildlife, Vernon Frederickson, Gary Frederickson, Byron Grow, and Joe & Alice Tatone

MINUTES OF NOVEMBER 30, 1992 MEETING - The minutes of the November 30, 1992, meeting were approved as mailed.

ELECTION OF OFFICERS - Mary Ellen Coleman, Marv Padberg and Kent Goodyear were nominated to serve again as Secretary, Vice-Chairman and Chairman respectively. The motions were made and seconded and unanimously approved by members of the Commission.

PUBLIC HEARING - VARIANCE REQUEST - WAYNE DOWNEY - TO SITE A SECOND MANUFACTURED DWELLING FOR HARDSHIP REASONS IN A FARM RESIDENTIAL TWO ACRE ZONE LOCATED IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 14C, TAX LOT 200 - Notices were placed in the newspaper and sent to adjoining landowners. Staff Report was read and location shown on the map. Mr. Hansell had no objection as long as ingress and egress was from Wilson Road. A letter was read from DEQ stating that a sand filter system must be installed instead of a conventional septic system. The disclaimer statement that Mr. Downey will be required to sign was read. Marv Padberg moved that the Variance be approved with the recommendations listed in the Staff Report. Mary Ellen Coleman seconded the motion and it passed unanimously.

PUBLIC HEARING - CONDITIONAL USE PERMIT - N-51 - WAYNE SCHNELL - FOR A CHANGE OF ZONE FROM EFU TO RURAL RESIDENTIAL ONE ACRE AND A LAND PARTITIONING OF A PARCEL OF HIS PROPERTY LOCATED IN TOWNSHIP 5 NORTH, RANGE 27, SECTION 31, TAX LOT 200, ADJACENT TO A RURAL RESIDENTIAL ONE ACRE ZONED AREA - The location of the proposed zone change and partitioning was shown on the map. The Staff Report was read and the involved parties were present. Only one response was received from the surrounding landowners. After an explanation of the request, the landowner had no objection to the change. Irv Rauch moved that the zone change and partitioning be approved

subject to the conditions stated in the Staff Report. The motion was seconded by Marv Padberg and passed unanimously by the Commission.

PUBLIC HEARING - VARIANCE REQUEST - GLEN CHOWNING - TO SITE IN AN EFU ZONE A NON-FARM MANUFACTURED DWELLING ON AN ESTABLISHED SITE FOR A PERSON TO LIVE IN FOR SECURITY REASONS IN TOWNSHIP 3 NORTH, RANGE 26, SECTION 10, TAX LOT 1001 - Staff Report was read and the location shown on map. The only response from an adjoining landowner was positive. No other comments were received. Mary Ellen Coleman made a motion to approve the Variance request. Joel Peterson seconded the motion and it was approved unanimously by the Commission.

PUBLIC HEARING - CONDITIONAL USE PERMIT - N-53 - JOSEPH TATONE - TO PARTITION FIVE ACRES FROM TAX LOTS 700 AND 800, WHICH INCLUDE THE HOME, IN TOWNSHIP 4 NORTH, RANGE 24, SECTION 23 IN A SMALL FARM FORTY ACRE ZONE AS PROVIDED FOR IN SECTION 3.042 (3)(b) OF THE MORROW COUNTY ZONING ORDINANCE - Staff Report was read and the location shown on map. Notices were sent out. The McGuire's were present and had no objection to the land partition, but did have a problem with the road leading into their property, which is adjacent to the Tatone's. He wanted to make sure that it was a County road. This would ensure that he had access to his property. Mr. & Mrs. Poe wanted to go on record that they had no objections to the partition, but were also concerned regarding the status of the road. John Grace made a motion to approve the land partitioning request with the conditions that the partitioning be prepared by a licensed surveyor, it be pinned and marked and that it be approved by the appropriate departments and also that a signed, notarized statement to run with the land stating there can never be any objections to surrounding farming practices to completed by the landowner. The motion was seconded by Don Russell and approved unanimously by the members of the Commission.

Marv Padberg then made a motion that the Planning Department look into the matter of whether the road to Mr. McGuire's, Poe's and Tatone's property is a County road and to report back to the landowners and the Commission. The motion was seconded by Mary Ellen Coleman and passed unanimously by the Commission.

CONDITIONAL USE PERMIT - N-52 - J.R. SIMPLOT COMPANY - FOR RENEWAL OF INITIAL CONDITIONAL USE PERMIT FOR A LIVESTOCK FEEDLOT LOCATED IN TOWNSHIP 3 NORTH, RANGE 23, SECTION 3, TAX LOT 100 AND TOWNSHIP 4 NORTH, RANGE 23, SECTION 33 AND 34, TAX LOT 101 LOCATED IN AN EFU ZONE - The Staff Report and a letter dated December 16, 1992, were read. The original Staff Report was also read into the record. Deane stated that Simplot had indicated that they would be present. Rob Brown said that Ron Parks had called to tell him that a serious problem had come up and they would not be able to attend the

meeting. Discussion followed regarding the possibility of wetlands forming, the problem with the lagoons, air quality and the facility being removed from the tax roles. Irv Rauch made a motion to table the Conditional Use Permit request until Simplot can be present to talk to the Commission regarding their plans for the feedlot. Dan Creamer seconded the motion. All Commissioners, except John Grace, voted approval of the motion to table this request until the next Planning Commission meeting.

REVIEW OF EFU & FOREST ZONE RULES - LUBA's reply on the Forest Zone appeal was that they found against Morrow County. Val Doherty explained what happened when she went to Salem on December 16, 1992. LUBA decided that our rules were not in compliance with the OAR's. Within thirty (30) days we can make an appeal to the Court of Appeals. No decision has been made as to what steps Morrow County will take.

AUDIENCE PARTICIPATION - Byron Grow, owner of the Irrigon Mobile Park asked the Commission to lift the moratorium on the siting of mobile homes which they had imposed at their November 30, 1992, meeting. Martha reported that she has been working with the Building Codes Agency as the rules and regulations for mobile home parks are governed by their Agency. She stated that the State requires a permit from them for any change or alteration to a park. A Conditional Use Permit can be granted with conditions by the Commission and then that is submitted to the State for adherence to their rules for a mobile home park. The moratorium was not lifted and it was recommended that Mr. Grow try to work with the Planning Department staff and return next month with his Conditional Use Permit request.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 9:40 p.m. The next meeting will be Monday, March 1, 1993, at 7:30 p.m. at the North Morrow Annex Building in Irrigon, Oregon.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, MARCH 1, 1993 - 7:30 P.M.
IRRIGON, OREGON

Vice-Chairman Marv Padberg called the meeting to order at 7:40 p.m.

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

MEMBERS ABSENT: Kent Goodyear and Dan Creamer

OTHERS PRESENT: Deane Seeger, Sharon Timms, Martha Doherty, Ivan W. Dike, Jr., Tracy Gordanier, Dan Gordanier, Gary Neal, Byron Grow, Steven Short, Glenn McQuilken, Ron Parks, Bryan Timms, Rob Brown, Bob McGuire, Gene Allen, Ronald Leff, Judy Brandt, John Brandt, Vernon Frederickson, Gary Frederickson and Ivan W. Dike, Sr.

MINUTES OF JANUARY 25, 1993 MEETING: The minutes of the January 25, 1993, meeting were approved as mailed.

PUBLIC HEARING - CONDITIONAL USE PERMIT - N-52 - J.R. SIMPLOT COMPANY FOR RENEWAL OF INITIAL CONDITIONAL USE PERMIT FOR A CONFINED FEEDLOT IN TOWNSHIP 3 NORTH, RANGE 23, SECTION 3, TAX LOT 100 AND TOWNSHIP 4 NORTH, RANGE 23, SECTION 33 AND 34, TAX LOT 101 LOCATED IN AN EFU ZONE - This hearing was a continuation from last month's meeting. The Staff Report was read. Ron Parks, Simplot, explained that the facility will handle about 25,000 head of cattle, and will employ approximately 25 people. They will be purchasing some better equipment from Germany, which will take 2/3 of the water out of the manure. There is no way the lagoons can be eliminated completely, but they will be drained once every four years. Simplot will also have a small number of homes on site. Gary Frederickson, Rob Brown and Gene Allen all noted the benefits of having Simplot resume operations. A positive letter from Boeing, Rob Brown, was read. Also, a negative letter from Bob and Shirley Thompson was read into the record. Deane suggested that trees be planted around the lagoons to help with the odor problem. Water samples were taken around the feedlot and the water is cleaner now than in 1980. On a motion by John Grace and a second by Mary Ellen Coleman, the Morrow County Planning Commission unanimously approved the Conditional Use Permit application with the following conditions:

1. Simplot would present a Management Plan to the Planning Commission.
2. The Plan is subject to approval by the Planning Department prior to operation of the facility.
3. The Conditional Use Permit will be reviewed at the end of the year for adherence to the Plan.

PUBLIC HEARING - CONDITIONAL USE PERMIT - N-54 - IRRIGON MOBILE HOME PARK - BYRON GROW - TO AMEND AND EXPAND THE ORIGINAL PERMIT. THE PARK IS LOCATED IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 24CC, TAX LOTS 1800 AND 2000 IN A SUBURBAN RESIDENTIAL ONE ACRE ZONE -

Staff Report and letters from adjoining landowners were read into the record. Byron Grow showed on the map what was approved originally and what he has done. A list of improvements Mr. Grow intends to complete within the next few years was presented to the Commissioners. Martha Doherty then presented her findings to the Commission. She noted several discrepancies in the location of trailers throughout the park and several other problems. All neighbors present were given a chance to present their comments. The public hearing part was then closed. John Grace made a motion to approve the Conditional Use Permit with the conditions listed below. Joe Miller seconded the motion which passed unanimously by the Commission. The conditions are:

1. Submission of a precise plot and development plan prepared by a registered engineer or surveyor.
2. Adherence to ARTICLE 6.
3. Play area developed which will be located away from any open ditches, contain 6100 square feet and appear on the plan and be in compliance with the Ordinance provisions. If area is near ditch, safety screening on irrigation ditch will be provided.
4. A minimum six (6) foot high sight-obscuring fence will be built as soon as possible regardless of any amendment.
5. No R.V. units will be allowed without a Variance.
6. No manufactured homes older than (built before) 1976 can be sited.
7. Signs posted for fire lanes.
8. Dumpsters will be provided throughout park.
9. Allow double-wides, but will fit criteria for single-wides.
10. Time Frame - In six (6) months C.U.P. will be reviewed to determine progress in meeting all of the conditions.

It was decided that Mr. Grow would need to apply for a Variance to permit him to allow R.V. trailers in the park.

REVIEW OF FOREST LANDS - The County Counsel was not available to give her report on the progress of Morrow County's position on the Forest Lands and Secondary Lands issue.

AUDIENCE PARTICIPATION - Mr. McGuire inquired as to the status of the road he uses to access his property in the Boardman area. He would like verification as to whether it is a County road. John Grace motioned and Joel Peterson seconded that the matter be referred to County Court and ask them to take action on the problem. The motion passed unanimously.

The proposed routes of the PG&T pipeline were shown on the map. Gary Neal indicated the route the Port supported (the route West of the Navy Bombing Range) and asked the Planning Commission to support this route as well. Joe Miller made a motion to write a letter to County Court supporting this westerly route for the pipeline. The motion was seconded by John Grace and passed unanimously by the Commission.

ADJOURNMENT - Vice-Chairman Marv Padberg adjourned the meeting at 11:05 p.m. The next meeting will be Monday, March 29, 1993, at 7:30 p.m. at the Public Works Building in Lexington, Oregon.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, MARCH 29, 1993 - 7:30 P.M.
LEXINGTON, OREGON

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

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

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

OTHERS PRESENT: Deane Seeger, Sharon Timms, Martha Doherty, Chuck Malcomb, Kenneth Smouse and Ronald Leff

MINUTES OF MARCH 1, 1993 MEETING: The minutes of the March 1, 1993, meeting were approved as mailed.

PUBLIC HEARING - VARIANCE REQUEST - BYRON BROW - IRRIGON MOBILE HOME PARK - TO ALLOW THE SITING OF RECREATIONAL VEHICLES IN A DESIGNATED MOBILE HOME PARK, ARTICLE 6, SUB (12), ARTICLE 7, SECTIONS 7.010 THROUGH 7.040 - It was explained that Mr. Grow had called to say he could not make the meeting because of another meeting. Application was received along with filing fee and notifications were made to newspapers and adjoining landowners. The Staff Report was then read. It had been sent to Mr. Grow. He indicated that he had talked to the Attorney General's office, other Planning Departments and Ben Benson, State Building Codes Agency. Morrow County's laws are stricter than the States, and therefore, our laws must be followed. Mr. Grow suggested that a Committee be formed consisting of Building Codes, County Court, and Planning Commission representatives, along with himself and Deane Seeger. Martha Doherty stated there is a difference between a mobile home park established prior to 1990 and one established after this date. After 1990, it can be both a mobile home park and a RV park, but before that date it must be designated as one or the other. Commissioner Rauch took exception to Item "D" under Concluding Remarks. Deane explained that the purpose of this item was to limit the Park from buying RV units and then renting them out to people. Commissioner Rauch felt it needed to be reworded. Commissioner Rauch also felt that a newspaper article should not determine whether the need was removed or not. John Grace made a motion that the request for the Variance be denied. The motion was seconded by Irv Rauch and passed unanimously by the Commission.

COUNTRY GARDEN ESTATES - RON LEFF - The letter to Mr. Leff from the Planning Department regarding the RV's in his mobile home park was then read. Deane explained that because of Mr. Grow's inquiry into why one park was allowing RV's and not another, the letter had to be written. Deane stated that he had toured the park and that it was a very clean and neat park and that the RV's did not take away from the general appearance in the park. Mr. Leff said that he would like the County to allow RV's in mobile home parks. John

Grace recommended that the Planning Staff research with other counties and find out how they are handling the problem. Findings will then be reported back to the Commission.

PUBLIC HEARING - CONDITIONAL USE PERMIT - S-56 - MORROW COUNTY - TO OPEN A GRAVEL PIT IN TOWNSHIP 3 SOUTH, RANGE 24, SECTION 7, TAX LOT 1401, APPROXIMATELY 15 MILES SOUTH OF IONE ON LAND OWNED BY 4 C RANCHES, INC. - Staff Report was read and location shown on map. Marv Padberg motioned and John Grace seconded that the CUP application be approved with the conditions listed in the Staff Report. Motion approved unanimously by the Commission.

CONDITIONAL USE PERMIT - S-57 - MORROW COUNTY - TO OPEN A GRAVEL PIT IN TOWNSHIP 4 SOUTH, RANGE 25, SECTION 28 AND 33, TAX LOT 3800, APPROXIMATELY 2 MILES NORTHWEST OF HARDMAN ON LAND OWNED BY WRIGHT CENTURY RANCH - Staff Report was read and location shown on the map. John Grace motioned and Don Russell seconded that the CUP application be approved with the conditions listed in the Staff Report. Motion approved unanimously by the Commission.

LAND PARTITIONING - KENNETH SMOUSE - TOWNSHIP 1 NORTH, RANGE 24, SECTIONS 25 AND 36, TAX LOT 3200 IN AN EFU ZONE - The location was shown on the map. The Commission would like to see a road into the parcel following the rules of the parcel. John Grace moved and Marv Padberg seconded the motion to approve the land partitioning with the following conditions:

1. That a thirty (30) foot easement road be included in the legal description of the property being partitioned.
2. That a legal description of the property be provided the Planning Department before filing.
3. Applicant must obtain a signed letter from his two sisters saying they approve of the partitioning.

The motion approved unanimously by the Commission.

REVIEW OF TIMOTHY FUZI CONDITIONAL USE PERMIT - Deane reported that he had been out and he was abiding with all conditions as set forth by the Commission. Marv Padberg moved and Don Russell seconded to renew the CUP. The motion was approved unanimously by the Planning Commission.

REVIEW OF ROAD PROBLEM - ROBERT MCGUIRE, BOARDMAN - Deane explained that the matter had been turned over to the County Counsel and she had contacted Mr. McGuire. The issue is now between Mr. McGuire and the West Extension Irrigation District.

BOARDMAN BPA POWER LINES - A question was raised as to the removal of the BPA power lines that run through the City of Boardman. BPA responded that they would be happy to move them for a couple of million dollars. A motion was made by John Grace to write a letter to the appropriate department that we have a problem with the power lines. Don Russell seconded the motion. The motion died for a lack of a majority.

OTHER BUSINESS - Deane explained that after requesting the Code Enforcement Position to become full-time, it had not been reported to the Budget Committee for consideration. John Grace motioned to write a letter to County Court endorsing the Code Enforcement Officer full-time position. Joel Peterson seconded the motion which was approved by Planning Commission.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 9:07 p.m. The next meeting will be Monday, April 26, 1993, at 7:30 p.m. at the North Morrow Annex Building in Irrigon, Oregon.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, APRIL 26, 1993
IRRIGON, OREGON

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

MEMBERS PRESENT: Kent Goodyear, Marv Padberg, Dan Creamer, Don Russell, John Grace, Irv Rauch and Joel Peterson

MEMBERS ABSENT: Mary Ellen Coleman and Joe Miller

OTHERS PRESENT: Deane Seeger, Sharon Timms, Martha Doherty, Vickie Foster, Mrs Childers, Mr. & Mrs. Umphrey and Mr. Philippi

MINUTES OF MARCH 29, 1993 MEETING: The minutes of the March 29, 1993, meeting were presented and unanimously approved on a motion by John Grace, a second by Don Russell.

PUBLIC HEARING - VARIANCE REQUEST - MR. & MRS. JOHN CHILDERS & VICKIE FOSTER - TO ALLOW THE SITING OF AN ADDITIONAL MANUFACTURED DWELLING IN A SUBURBAN RESIDENTIAL ONE ACRE ZONE LOCATED IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 20, TAX LOT 801 (2.0 ACRES) FOR HARDSHIP REASONS - The Staff Report was read and the location shown on the map. No comments were received from any of the adjoining property owners. On a motion by Don Russell and a second by John Grace the Planning Commission unanimously approved the Variance request with the following conditions:

1. Applicant will provide a written notarized statement that, at such time that the hardship no longer exists, the second dwelling will be removed and/or a development plan and request to partition the property to meet the requirements of the Suburban Residential One Acre Zone of the Morrow County Zoning Ordinance will be submitted.
2. The existing well serving the property will be used to supply potable water to the unit.
3. The applicant will obtain DEQ approval to utilize the existing sewer system.
4. All Building Codes requirements and permits will be obtained.
5. A letter from Mr. & Mrs. Childers' Doctor substantiating the need for on-site health care will be filed with the Planning Department.

PUBLIC HEARING - VARIANCE REQUEST - JEANNE TYREE AND ARLIE UMPHREY TO ALLOW THE SITING OF AN ADDITIONAL DWELLING AND ONE OF NON-CONFORMING SIZE IN A RURAL RESIDENTIAL ONE ACRE ZONE LOCATED IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 35C, TAX LOT 201 (2.83 ACRES) FOR HARDSHIP REASONS - The Staff Report was read and location shown on map. No comments were received from adjoining property owners. On a motion by Dan Creamer and second by John Grace the Planning Commission unanimously approved the Variance request with the following conditions:

1. That the applicant and owner of the dwelling unit provide a written notarized statement that at such time that the Variance/hardship no longer exists or that upon the sale of the property the second dwelling unit will be removed and/or a development plan and request to partition the property to meet the requirements of the Suburban Residential One Acre Zone of the Morrow County Zoning Ordinance will be submitted.
2. That multiple use of the existing subsurface sewer system be approved by DEQ.
3. That all County and State Building Code requirements, codes and permits will be obtained.
4. In addition, Mr. & Mrs. Umphrey's request to site a temporary unit (non-conforming in terms of square footage and length) until their property in Washington is sold or within one year, whichever comes first, will be allowed. When the property is sold or a year is up, they agree to site a manufactured dwelling which conforms with the Morrow County Zoning Ordinance.

PUBLIC HEARING - CONDITIONAL USE PERMIT - N-58 - PHILIPPI RANCHES, INC.- FOR A LAND PARTITIONING IN A SF-40 ZONE LOCATED IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 18, TAX LOT 300 - Staff Report was read and the location shown on the map. Only one inquiry was received on the CUP and they did not have a problem with it. The Conditional Use Permit was unanimous approved by the Commission after a motion by Dan Creamer and a second by John Grace.

FOREST USE ZONE REVIEW - The last Forest Use Zone was returned to the County by LCDC. Jim Johnson of LCDC talked to Deane regarding the problems with our Forest Use Zone. He stated that the amendment to the Zone would not ever be approved without the mandated items. Deane and Val are working on a new Forest Use Zone.

CORRESPONDENCE - A letter from Union Pacific about the abandonment of the railroad track from Interstate 84 to Kinzua was read. Marv Padberg moved to have a letter drafted and sent to Union Pacific stating that the Planning Commission protests the closure of the branch railroad. The motion was seconded by John Grace and unanimously approved by the Commission. Deane will draft the letter and have Kent comment and sign it and then mail it to UP as well as all the members of the Legislature.

CODE ENFORCEMENT - Martha Doherty, Code Enforcement Officer then gave a report on the Don Jorgensen Court Trial. He pleaded "not guilty" and was set a court date of April 14. He was found guilty on both violations -- running a trucking operation without a Conditional Use Permit and living in his office trailer. On the first county he was fined \$500 suspended with one year probation with no other violations and to cease and desist the operation. For living in his office trailer he was fined \$500 with \$425 suspended with one year probation with no other violations. He was told to apply for a Variance to live on the property. He did apply for the Variance, but the check bounced.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 8:15 p.m. The next meeting will be Monday, May 24, 1993, at 7:30 p.m. at the Public Works Building in Lexington, Oregon.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, MAY 24, 1993 - 7:30 P.M.
LEXINGTON, OREGON

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

MEMBERS PRESENT: Kent Goodyear, Marv Padberg, Dan Creamer, Joe Miller, Irv Rauch and Joel Peterson

MEMBERS ABSENT: Mary Ellen Coleman, Don Russell and John Grace

OTHERS PRESENT: Deane Seeger, Sharon Timms, Martha Doherty, Commissioner Ray French, Val Doherty, Ron Parks, Glenn McQuilkin, John Gorham, Dan Dorran, Gary Neal, Bill Reaves, Danny Young, Fraser Hawley, C. C. Horton, Laura Broderick, Jeannie Creamer and Emma Horton

MINUTES OF APRIL 26, 1993 MEETING: The minutes of the April 26, 1993, meeting were unanimously approved on a motion by Dan Creamer and a second by Marv Padberg.

PUBLIC HEARING - VARIANCE REQUEST - WILLARD HORTON - TO ALLOW THE SITING OF AN ADDITIONAL MANUFACTURED DWELLING IN A RURAL RESIDENTIAL ONE ACRE ZONE LOCATED IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 23B, TAX LOT 2600 (ONE ACRE) FOR HARDSHIP REASONS - The Staff Report was read and the one letter of support. Mr. Bill Reaves wanted to know the size of the trailer and he brought up the issue of the covenants, which state that only double-wides were to be allowed in the subdivision. The Commission cannot make a legal interpretation of whether the covenants would take precedence. According to the Zoning Ordinance, a variance request is allowed to permit the siting of a second dwelling. Mr. Dan Young stated that he thought it was admirable that Mr. Horton wanted to care for his elderly parents. He just wanted to make sure that the trailer would be removed after the variance ceased. John Gorham, developer of the subdivision, stated that he does not want to renege on the covenants on double-wides only, but he feels that in certain cases exceptions must be made for hardship. Marv Padberg moved that the Variance be approved with the conditions stated in the Staff Report (listed below) and also an added condition that the only occupants shall be Cyril and Emma Horton and a nurse or similar care-provider when necessary. Joe Miller seconded the motion and it passed unanimously by the Planning Commission. Conditions are:

1. Applicant will provide a written, notarized statement that at such time that the hardship no longer exists, the second dwelling unit will be removed within thirty days.
2. The existing well will provide water to the second unit.

3. The applicant will obtain D.E.Q. approval to use the existing system in conjunction with the permanent dwelling, and provide such proof to the Planning Department prior to receiving siting permits.
4. All State Building Code Agency permits will be obtained, and all Morrow County requirements pertaining to setbacks and trailer size will be adhered to (at least 14 feet wide and 660 square feet in size and be at least a 1976 and if older must have Oregon Certificate of Compliance).
5. Variance will be reviewed yearly.

PUBLIC HEARING - CONDITIONAL USE PERMIT - N-59 - HEAD START PROGRAM - LAURA BRODERICK (AGENT) FOR A MIGRANT DAY CARE CENTER LOCATED IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 16AD, TAX LOTS 802 AND 804 IN A SUBURBAN RESIDENTIAL ONE ACRE ZONE - Staff Report was read and the location explained. It was stated that no comments were received from adjoining property owners. CSD will require some improvements to the kitchen and bathroom facilities. They will be putting up a fence around the play area. Will operate from May through October or on an as needed basis. Dan Creamer moved and Joel Peterson seconded that the Conditional Use Permit be approved on the conditions stated in the Staff Report, which are:

1. Hours of operation and 6 a.m. to 6 p.m. five days a week.
2. That fence will be improved.
3. That CSD certification will be obtained.
4. All health regulations will be followed.

The motion was approved unanimously by the Planning Commission.

LAND PARTITIONING - LPN-128 - LEROY AND BARBARA SWOPE - TOWNSHIP 5 NORTH, RANGE 26, SECTION 24, TAX LOT 1902 IN A SUBURBAN RESIDENTIAL ONE ACRE ZONE - The partitioning was shown on the map provided by the applicant. Because of insufficient information on the map, Dan Creamer moved to table this partitioning until next month's meeting. Marv Padberg seconded the motion and it was passed unanimously. The Planning Department is to notify the applicant that he is to provide a better plat plan.

LAND PARTITIONING - LPN-129 - NELSON/FITZGERALD/YATES - TOWNSHIP 4 NORTH, RANGE 25, SECTION 11, TAX LOTS 400 AND 500 IN A SMALL FARM-40 ACRE ZONE (COMMISSION ACTION REQUIRED) - Due to the applicant not filing a proper preliminary plat plan and no filing fee being paid, this land partitioning request will be tabled until the June Planning Commission meeting.

SIMPLOT FEEDLOT/MR. RON PARKS - Deane explained about the odor complaints the Planning Department had received. After making a site investigation of the feedlot, Deane discovered that the odor was due to the fact that they were cleaning the lagoons. Mr. Parks indicated that he had submitted the Management Plan, but Deane said that it was from March 1990 and needed to be updated. The Commissioners felt that Simplot needed to work closely with the Planning Department and that Mr. Parks write a one page or more operating plan for the feedlot and that they will notify the Planning Department in advance when the lagoons will be cleaned out. Copies of the 1990 management plan will be sent to the Commissioners. The Commissioners also suggested asking Simplot for an Odor and Waste Management Plan.

FOREST USE ZONE - Morrow County's Forest Use Zone submitted to LCDC and appealed by LUBA was denied. The grant funds will be allowed for the Forest Use Zone as we submitted our zone even though it was rejected. An Exception Statement is being prepared for certain built and committed areas in the Forest Use Zone.

PORT OF MORROW ONION PLANT - Gary Neal and Frazer Hawley gave a brief presentation of the proposed onion plant to be located near Finley Buttes Regional Landfill. The Port will be the applicant for this project. Some concern was expressed about where the water needed for the plant was coming from. A Conditional Use Permit will be applied for.

PORT OF MORROW GRAVEL PIT - The gravel pit to be located near the Wildlife Refuge will be reviewed by DOGAMI in June. Gary Neal reported that the equipment is waiting to get started.

FINLEY BUTTES REGIONAL LANDFILL - Deane explained the problem with illegal material being hauled into the landfill. Deane read a letter he intended to send to DEQ. The Planning Commission recommended that the letter not be sent and that a meeting be set up with Wes Hickey of Finley Buttes to discuss the problem.

OTHER BUSINESS - It was suggested that DEQ be invited to a Planning Commission meeting to discuss some of the problems with Simplot and Finley Buttes. The Planning Department will try to arrange this.

CORRESPONDENCE - Letters from State Representative was read regarding Morrow County's position on the track abandonment of UPRR to Heppner. The letter to Larry Lindsay regarding his feedlot being grandfathered in was read to the Commission.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting 9:45 p.m. The next meeting will be Monday, June 28, 1993, at 7:30 p.m. at the North Morrow Annex Building in Irrigon, Oregon.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, JUNE 28, 1993 - 7:30 P.M.
IRRIGON, OREGON

Chairman Kent Goodyear called the meeting to order at 7:32 p.m.

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

MEMBERS ABSENT: Joe Miller

OTHERS PRESENT: Deane Seeger, Sharon Timms, Commissioner Ray French, Gary Neal, Russ Morgan, Ronald Leff, Grace Stone and Chris Stone

MINUTES OF MAY 24, 1993 MEETING: The minutes of the May 24, 1993, meeting were unanimously approved on a motion by John Grace and a second by Marv Padberg.

PUBLIC HEARING - APPLICATION BY JOAN E. FERDUN FOR A VARIANCE UNDER ARTICLE 7 OF THE MORROW COUNTY ZONING ORDINANCE TO ALLOW THE SITING OF A MANUFACTURED HOME OF NON-CONFORMING SIZE FOR MEDICAL REASONS IN A SUBURBAN RESIDENTIAL ONE ACRE ZONE LOCATED IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 20A, TAX LOT 6700 - The Staff Report was read and the location shown on the map. Notices were posted and no responses from adjacent property owners were received. The Commissioners questioned the age of the manufactured home and Deane said that the applicant had stated that it was in very good condition. Mary Ellen Coleman motioned that we approve the Variance request with the conditions in the Staff Report of:

1. Letter from doctor substantiating formaldehyde sensitivity.
2. That overall condition and appearance of the unit is important in terms of the impact on surrounding properties. Photos would be appropriate and an affidavit on compliance certificate furnished.

The motion was seconded by John Grace and passed unanimously by the Planning Commission.

PUBLIC HEARING - CONDITIONAL USE PERMIT - N-60 - PORT OF MORROW LAND LEASED TO BIG FOOT R.V. MANUFACTURING COMPANY FOR THE SITING OF AN INDUSTRIAL BUILDING AND R.V. MANUFACTURING PLANT LOCATED IN AN AIRPORT/INDUSTRIAL ZONE IN TOWNSHIP 4 NORTH, RANGE 24, SECTION 22, TAX LOT 109 - The Staff Report was read and all notices were posted and no response was received from the public. Deane showed the location of the building on the masterplan for the airport. The State Aeronautics representative was not able to attend, but said that all plans would have to be approved by the State Aeronautics as well as the Federal Aviation Agency. The conditions,

as stated in the Staff Report, are those required by FAA and the State Aeronautic Board, as well as those in the Morrow County Zoning Ordinance and Airport Masterplan. On a motion by John Grace and a second by Irv Rauch, the Morrow County Planning Commission unanimously approved the application for the C.U.P. for the Port of Morrow/Big Foot with the conditions are stated in the Staff Report (copy attached).

LAND PARTITIONING - LPN-128 - LEROY AND BARBARA SWOPE - TOWNSHIP 5 NORTH, RANGE 26, SECTION 24, TAX LOT 1902 IN A SUBURBAN RESIDENTIAL ONE ACRE ZONE (CARRIED OVER FROM MAY MEETING) - The new preliminary plot plan was shown. Commissioners were concerned that the parcel did not meet the one acre requirement without the long strip running north and south being included. Requested the matter being carried over until the landowner could indicate what they really wanted to do about the partitioning.

LAND PARTITIONING - N-130 - GRACE F. STONE - TOWNSHIP 4 NORTH, RANGE 25, SECTION 20B, TAX LOT 2100 IN A SUBURBAN RESIDENTIAL ONE ACRE ZONE - The preliminary plat was shown and Deane expressed a concern over the existing 30 foot easement. Because of difficulties experienced with other easements, he would like to see some wording put in the deed stating that the easement is a "non-exclusive easement" for ingress and egress and not to be fenced or gated and no obstructions. He also recommended adding eleven (11) feet on to the east side of the lot to make it conform to the one acre size requirement. Dan Creamer moved and Irv Rauch seconded the motion to approve the land partitioning application on the condition that the easement is actually in place and that the lot be increased to one acre in size. The motion passed unanimously by the Planning Commission.

LAND PARTITIONING - N-131 - DON JORGENSEN - TOWNSHIP 5 NORTH, RANGE 26, SECTION 23C, TAX LOT 2900 IN A RURAL RESIDENTIAL ONE ACRE ZONE - The preliminary plat was shown. The only concern was over the easement. Joel Peterson made a motion to accept the preliminary plat plan with the stipulation that the easement be recorded in the deed as a "non-exclusive and non-obstructed thirty (30) foot easement" for use of property owners of Tax Lot 2800.

EAGLE ROOSTING NEST PROBLEM - The problem of the designated eagle roosting site being almost destroyed by fire was discussed by the Commission. Russ Morgan of Fish and Wildlife would like to see areas set aside as protected roosting sites. The Planning Commission chose not to get involved with the problem.

COUNTRY GARDEN ESTATES - The letter from Ron Leff, owner of the Country Garden Estates, requesting rezoning to allow travel trailers in the court was read. The Commission referred the matter

to the Planning Department for research. It was requested that the State's requirements be obtained as well as find how other counties were handling R.V.'s and travel trailers in mobile home parks. A report will be made back to the Commission at a later date.

UPDATE ON FINLEY BUTTES REGIONAL LANDFILL CONDITIONAL USE PERMIT - Deane reported on his meeting with Wes Hickey and Roger Paul of Finley Buttes, which was very friendly and they agreed to keep communication open. A new cell will be opening soon. Due to reports of toxic material going to Finley Buttes, Deane has requested from DEQ monthly reports to keep the Commission up-to-date on activities at the landfill. At first DEQ was hesitant stating that the landfill was under their control. Deane informed them of the State's SAC policy and that the County had a Conditional Use Permit. DEQ then agreed to cooperate. The Commission will be kept updated on this issue.

CORRESPONDENCE - A letter from Simplot was read in which they stated their operation plan. The Commission advised the Planning Department to write a letter to Simplot telling them that this letter does not fulfill the request for a Management Plan, and tell them to be present at the next Planning Commission meeting to answer some questions, and that if they choose not to attend, their Conditional Use Permit will be revoked. This action was presented in a motion by John Grace and a second by Mary Ellen Coleman. The motion passed unanimously by the Commission.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 9:30 p.m. The next meeting will be Monday, July 26, 1993, at 7:30 p.m. at the Public Works Building in Lexington, Oregon.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, JULY 26, 1993 - 7:30 P.M.
LEXINGTON, OREGON

Commission Don Russell called the meeting to order at 7:50 p.m.

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

MEMBERS ABSENT: Kent Goodyear, Marv Padberg and John Grace

OTHERS PRESENT: Deane Seeger, Sharon Timms, Commissioner Ray French, Glen McQuilkin, Ron Parks, Gray Young, Mike Partlow, Bill Gover and Rob Brown

MINUTES OF JUNE 28, 1993 MEETING: The minutes of the June 28, 1993, meeting were unanimously approved on a motion by Dan Creamer and a second by Joel Peterson.

PUBLIC HEARING - APPLICATION BY DEBBIE DIRKS FOR A VARIANCE UNDER ARTICLE 7 OF THE MORROW COUNTY ZONING ORDINANCE TO PLACE AN ADDITIONAL MANUFACTURED HOME IN A RURAL RESIDENTIAL ONE ACRE ZONE LOCATED IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 25D, TAX LOT 300 (3.43 ACRES) - The Staff Report was read and the location shown on the map. No objections were received regarding the Variance request. Dan Creamer move and Mary Ellen Coleman seconded that the Variance request be approved with the following conditions as stated in the Staff Report:

1. Applicant provide written, notarized verification that the Variance is with and for the Dirks only, and that in the event of the sale of the property or any portion thereof, it will be partitioned to bring the third unit into compliance with the Zoning Ordinance. If applicant does not wish to partition, the additional dwelling units must be removed from the tax lot.
2. The owner of the manufactured dwelling will obtain all required DEQ and State Building Code Agency permits and meet all Morrow County requirements pertaining to setbacks and trailer size.

The motion passed unanimously by the Planning Commission.

APPLICATION BY M. PARTLOW COMPANY FOR A CONDITIONAL USE PERMIT - N-61 - TO OPERATE A CATTLE FEEDLOT IN AN EXCLUSIVE FARM USE (EFU) ZONE LOCATED IN TOWNSHIP 3 NORTH, RANGE 23, SECTION 24, TAX LOT 103 - Staff Report was read and the location shown on the map. Deane explained the one condition requesting trees as an odor break. He explained that the Commissioners could accept, reject or state new conditions if they chose. Mike Partlow explained that it is a

finishing lot as well as a backgrounding lot. He also stated that it is possible to get the manure tilled within twenty-four hours. Mike stated that he had no problems with the conditions of the permit. There were no opponents to the permit. Dan Creamer moved and Joe Miller seconded that the Conditional Use Permit application be approved with the following conditions:

1. That operational practices follow conventional feedlot procedure, i.e., the mounding of waste and the prevention of ponding of water.
2. That application of solids (manure) be by land application in compliance with D.E.Q. application rates and tilled into the ground as soon as possible but no later than twenty-four (24) hours after application.

The motion passed unanimously by the members of the Commission.

STATUS ON BIG FOOT INDUSTRIES (PORT OF MORROW AIRPORT) AND PROPOSED ONION PLANT (BOMBING RANGE ROAD) - The State Aeronautics Division has approved the plot plan and Conditional Use Permit for the Big Foot Industries R.V. plant. All copies of the plans and an FAA application have been sent to the FAA regional headquarters in Seattle for their approval.

The progress of the proposed onion plant on Bombing Range Road is still undecided because of the water situation. L.C.D.C. has approved the location in this EFU Zone, but Water Resources Department is hesitant because of the water situation in the area. The Finley Buttes well is an agricultural well and cannot be used by the onion plant. Other sources of water are being worked on by the Port and Dan Creamer reported that at their last meeting with Water Resources everyone was assured something could be worked out. More meetings were planned.

LAND PARTITIONING - LPN-128 - LEROY AND BARBARA SWOPE - Deane explained that the land partitioning was approved on his Administrative prerogative after being carried over from last month's Planning Commission meeting after he discussed the Commission's concerns with the Swope's. They agreed to abide by the one acre size and kept the long strip running north and south with the lot to be partitioned in order to make it one acre.

LAND PARTITIONING - LPN-132 - LARRY CHASTAGNER - This land partitioning application is being done for financial purposes. The plot plan was shown to the Commissioners. It was approved unanimously by the Planning Commission.

LAND PARTITIONING - LPN-133 - EARL AND KAREN MING - The plot plan was shown to the members and the question of access for Tax Lot 411 was raised. Deane explained that on the plot plan for that land partitioning the easement was indicated, but on the final Assessor maps it was not. Mary Ellen Coleman moved and Joel Peterson seconded that the land partitioning be approved based on the condition that the easement across the north 30 feet of Tax Lot 410, allowing access to Tax Lot 411, is indicated on the deed. The motion was passed unanimously by the Planning Commission.

SIMPLOT FEEDLOT REVIEW - The representatives were present as requested by the Planning Commission at the June meeting. It was explained to Simplot that the Commission did not approve of the first management plan. Joel asked about the schedule for cleaning the lagoons. Simplot explained that the time frame is based on when money is approved to do the cleaning. The letter from DEQ to Simplot was then read to the Commission. Mr. Young, Simplot's attorney, said there has been some miss-communication between Simplot and the Commission. He said that DEQ's letter and points addressed in the letter will be answered within the ninety (90) days. The revised management plan will also address odor control and will explain their new state of the art dewatering machine. A somewhat different operation will be run this time. A hydrological report will be done as soon as possible (within 45 to 60 days). Joel Peterson made a motion to accept the DEQ questions posed in their letter to Simplot and their answers and also the submittal of a new Management Plan to the Planning Department as fulfilling the conditions of Simplot's Conditional Use Permit. The motion was seconded by Joe Miller and was passed unanimously by the Planning Commission. The Planning Department will be expected to keep the Commission appraised of the progress of Simplot on fulfilling the conditions.

CORRESPONDENCE - Deane read an article in the Oregonians for Action Newsletter regarding how the State Legislature has withheld one million dollars from the LCDC budget request.

A letter from Finley Buttes Landfill Company explained the name change and also the fact that they are now accepting a large number of waste tires.

ADJOURNMENT - Commissioner Don Russell adjourned the meeting at 8:55 p.m. The next meeting will be Tuesday, August 31, 1993, at 7:30 p.m. at the North Morrow Annex Building in Irrigon, Oregon.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
TUESDAY, AUGUST 31, 1993 - 7:30 P.M.
IRRIGON, OREGON

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

MEMBERS PRESENT: Kent Goodyear, Mary Ellen Coleman, Joe Miller, Irv Rauch and Don Russell

MEMBERS ABSENT: Marv Padberg, Dan Creamer, John Grace and Joel Peterson

OTHERS PRESENT: Deane Seeger, Sharon Timms, Juanita Kelley, Vyron Sconce, Bill Ivie, Ronald W. Leff, Dan Briscoe, Fraser Hawley, Gary Neal and Ron McKinnis

MINUTES OF JULY 26, 1993 MEETING: The minutes of the July 26, 1993, meeting were unanimously approved.

PUBLIC HEARING - APPLICATION BY JEAN DAMON/HELEN WALSH AND ROGER AND RITA BRITT FOR A CONDITIONAL USE PERMIT - N-62 - TO RE-ESTABLISH A ROCK QUARRY AND EXTRACT GRAVEL LOCATED IN TOWNSHIP 2 SOUTH, RANGE 26, SECTION 17, TAX LOT 1500 IN AN EXCLUSIVE FARM USE (EFU) ZONE - The Staff Report was read and no comments were received from the adjacent property owners. All filing fees were paid. Joe Miller questioned #3 under Mandated Conditions. He could not understand the need for double responsibility. Deane said that it was a protection for the landowners as they were leasing the quarry. On a motion by Mary Ellen Coleman and a second by Don Russell, the Commission unanimously approved the Conditional Use Permit application with the conditions stated in the Staff Report. These are:

1. The quarry will be excavated in such a manner as to prevent the collection and stagnation of water.
- 2, A State DOGAMI permit is required and rehabilitation of the land and/or "idle" modes shall be in conformance with the State regulations.
3. The operators (Britt's) and the owners of the land (Damon/Walsh) will share the responsibility for compliance with State and County regulations, rules and statutes.
4. The access road from the site to the State Highway will be maintained in a dust-free manner and drain within the site.
5. A State Highway entrance permit is required.

6. Operational noise and dust will take into consideration for any dwelling units or blowing dust that could impact traffic or living conditions in the affected area. Conditions to abate these possibilities would be invoked at the time of the occurrence.

PUBLIC HEARING - APPLICATION BY PORT OF MORROW/CASCADE SPECIALTIES, INC. FOR A CONDITIONAL USE PERMIT - N-63 - TO BUILD AND OPERATE AN ONION PROCESSING PLANT LOCATED IN TOWNSHIP 3 NORTH, RANGE 26, SECTION 31, TAX LOT 511 IN AN EXCLUSIVE FARM USE (EFU) ZONE - Gary Neal of the Port of Morrow, Fraser Hawley and Dan Briscoe of Cascade Specialties, Inc. were introduced. They gave a brief presentation of the proposed plant on Bombing Range Road. They will secure the water for the plant before anything progresses on the project. With the location of the project, it was hoped that it might encourage the labor market on the south end of the County. There will be fifty employees to start with and more later on. The Staff Report was then read. Ron Leff asked if odor would be a problem. Company representatives stated that this was why they chose a remote area like this. Odor carries four miles so it should not be a problem. Irv was still concerned with the area being in a critical groundwater area. The Port is trying to work out an arrangement with Water Resources to use the well at Finley Buttes. Irv then declared that he had a conflict of interest and would abstain from voting. Mary Ellen Coleman motioned that the Conditional Use Permit application be accepted with the conditions stated in the Staff Report. The motion was seconded by Joe Miller and passed by the following vote:

Kent Goodyear - conflict of interest - Yes
 Mary Ellen Coleman - Yes
 Don Russell - Yes
 Joe Miller - Yes
 Irv Rauch - abstained

PUBLIC HEARING - APPLICATION BY COMPTON CONTRACTOR, INC. FOR A CONDITIONAL USE PERMIT - S-64 - TO OPERATE AN ASPHALT PLANT LOCATED IN TOWNSHIP 2 SOUTH, RANGE 24, SECTION 10, TAX LOT 600 IN AN EXCLUSIVE FARM USE (EFU) ZONE - The Staff Report was read. The reason needed for the permit was because Compton was leasing the land from the Ruhl's and they did not have a County C.U.P. nor a DOGAMI permit. Compton is just using the pit to repair County roads damaged by the pipeline construction. Irv Rauch motioned to approve the Conditional Use Permit with the conditions stated in the Staff Report. The motion was seconded by Mary Ellen Coleman. Joe Miller stated he had a conflict of interest. The motion passed. The conditions stated in the Staff Report were:

1. A copy of the lease agreement, use agreement or contract to use the property by the Lessee/and

owner. The owner or his agent must agree to this C.U.P. format to be approved by the County Counsel.

2. The site is to be left clean upon termination of the operation.
3. Approaches to the site are to be signed during operation due to the heavy anticipated truck movements.
4. Applicant states in application that they have a D.E.Q. permit. A copy of said permit or permits shall be filed with the Morrow County Planning Department prior to the start of the operation.

LAND PARTITIONING - N-134 - NELSON MOORE - TOWNSHIP 5 NORTH, RANGE 27, SECTION 30, TAX LOT 115 IN A SUBURBAN RESIDENTIAL ONE ACRE ZONE
- The location was shown on the map. The city will be asked for approval. Joe Miller moved and Irv Rauch seconded to approve the application for a land partitioning. Motion passed unanimously.

REPORT ON HB 3661 - LAND USE BILL - This bill is being called the "lot of record" bill. The rules and regulations stated in this bill must be followed, but if they are a person can build in a Forest Use Zone. Morrow County will still try to take exception to certain areas within the Forest Use Zone. As soon as the Planning Department gets the entire bill, a breakdown will be done and presented to the Commission.

Deane then reported on some of the other bills explained at the Planning Directors meeting in Baker City. SB 908 mandates school district planning. The Commission directed Deane to write a letter to the school district to come to one of the future Commission meetings to discuss the need to plan within the District. SB 246 deals with illegal land partitioning. They now may be brought before the Planning Commission without paying fees.

CORRESPONDENCE - The letter to Simplot from DEQ extending the time period for submitting the plan was read.

AUDIENCE PARTICIPATION - Vyron Sconce and Juanita Kelley wanted to know if Mr. Grow was going to finish the fence along their property line. They said that they were told it would be put in when they bought the home next to the trailer court. The conditions that the Planning Commission imposed on Mr. Grow's C.U.P. have not been met. It was suggested that a letter be written to Mr. Grow stating these deficiencies.

The Planning commission asked the Planning Department to write the County Court inviting them to the next meeting to discuss the land use problems and the fact that the Code Enforcement Officer will no

longer be working for the Planning Department a quarter of her time. There is a definite need to fill her position and also to increase the position to full-time.

Mr. Leff asked that we work on his problem regarding allowing RV's in his Country Garden Estates Trailer Park. Deane explained that much research will have to be done, but that the Planning Department would get started on it.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 9:40 p.m. The next meeting will be Monday, September 27, 1993, at 7:30 p.m. at the Public Works Building in Lexington, Oregon.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, OCTOBER 25, 1993 - 7:30 P.M.
IRRIGON, OREGON

Chairman Kent Goodyear called the meeting to order at 7:33 p.m.

MEMBERS PRESENT: Kent Goodyear, Marv Padberg, Mary Ellen Coleman, Irv Rauch and Joel Peterson

MEMBERS ABSENT: Dan Creamer, Don Russell, Joe Miller and John Grace

OTHERS PRESENT: Deane Seeger, Sharon Timms, Mark Kirsch, Oregon Fish & Wildlife, Brent Kartchner, Pacific N.W. Farms, Dan Briscoe and Fraser Hawley, Cascade Specialties, Ronald Leff, John Taylor, Gary Neal, Port of Morrow, and Juanita and Jeddie Aylett

MINUTES OF ^{AUGUST 31, 1993} ~~OCTOBER 25, 1993~~ MEETING: The minutes of the ^{AUGUST} ~~October~~ 25³¹, 1993, meeting were unanimously approved.

PUBLIC HEARING - CONDITIONAL USE PERMIT - N-65 - WALTER J. REID - FOR A LAND PARTITIONING - N-136 - FOR TAX LOT 509, TOWNSHIP 3 NORTH, RANGE 26, SECTION 8 AND 9, LOCATED IN AN EFU ZONE (Carried over from September meeting which was cancelled due to a lack of quorum) - The Staff Report was read and the location shown on the map. No comments from adjoining landowners have been received. There is no conflict with application to the Ordinance and rules within an EFU Zone. In the Zoning Ordinance, it is allowed to partition an area less than forty acres in an EFU Zone if it is done according to the Conditional Use Permit Process. The potato sheds located on the property will remain in the same type of agricultural use. It must remain in its present use. On a motion by Irv Rauch and a second by Marv Padberg, the Planning Commission unanimously approved the Conditional Use Permit - N-65 with the condition that the land must remain, both now and in the future, in an agricultural nature.

PUBLIC HEARING - CONDITIONAL USE PERMIT - N-66 - JEDIDIAH AYLETT - FOR A GRAVEL PIT LOCATED IN TOWNSHIP 4 NORTH, RANGE 27, SECTION 28, TAX LOTS 300 AND 1100 IN AN EFU ZONE - The Staff Report was read and the location indicated on the map. It was explained that back in the 80's Mr. Aylett had applied and been granted a Conditional Use Permit for this pit, but never got has DOGAMI permit or developed the pit. Thus, the need for a new permit application. Marv Padberg moved and Irv Rauch seconded that the Conditional Use Permit - N-66 be approved with the conditions in the staff report, which are:

1. Applicant or duly authorized representative to submit a detailed site plan prior to operation.

2. Applicant or representative to meet all federal, state and county regulations pertaining to air, water, dust and noise.
3. Application must be made and approved by DOGAMI.

The motion passed unanimously by the members of the Planning Commission.

PUBLIC HEARING - VARIANCE REQUEST FROM PGE TO CONSTRUCT A TRANSMISSION LINE FROM COYOTE SPRINGS COGENERATION FACILITY TO CONNECT TO THE EXISTING BPA LINE IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 11, TAX LOTS 100, 102, 202, 203 AND 204 IN A MG (GENERAL INDUSTRIAL) ZONE - The location of the proposed transmission line was shown on the map and the Staff Report was read. It was explained that condition 1.B is mainly a height restriction. Mary Ellen Coleman moved and Joel Peterson seconded that the Variance request from PGE be approved with the conditions stated in the Staff Report, which are:

1. That installation of these lines are in compliance with state and federal requirements.
2. That Morrow County Public Works requirements will be met where lines cross County roads and rights-of-way.

The motion passed unanimously by the members of the Planning Commission.

PUBLIC HEARING - VARIANCE REQUEST FROM RONALD LEFF, COUNTRY GARDEN ESTATES, FROM HIS CONDITIONAL USE PERMIT TO ALLOW THE CONDITIONED SITING OF R.V. UNITS ON TAX LOT 2000, TOWNSHIP 5 NORTH, RANGE 26, SECTION 23D, LOCATED IN A RURAL RESIDENTIAL ONE ACRE ZONE - The Staff Report was read. Deane explained that Building Codes Agency has given conflicting statements to both himself and Mr. Leff. Mr. Leff would like to utilize vacant spaces throughout his park and not establish a R.V. Park by BCA standards. An R.V. Park in this zone is a non-conforming use. The three year limit was reached because of the present industry and the future industry expansion expected in the area. If, after three years, a shortage of housing exists, the time limit can be extended beyond the three year period. Marv Padberg moved and Mary Ellen Coleman seconded that we accept the Variance request with the following conditions:

1. That the Variance run for three years.
2. That only existing vacant spaces are to be utilized.

3. That all R.V. units contain a bathroom and kitchen facilities, and be capable of connecting to the existing sewage system.
4. That there will be no "pull thru" or additional spaces created.
5. No "over-nite" accommodations.
6. That all State Building Code requirements be met and approved.

The motion passed unanimously by members of the Planning Commission.

LAND PARTITIONING - N-137 - LOGAN FARMS, INC. TOWNSHIP 4 NORTH, RANGE 26, SECTION 3, TAX LOT 100 (105.12 ACRES) AND TOWNSHIP 4 NORTH, RANGE 26, SECTION 4, TAX LOT 100 (217.81 ACRES) IN AN EXCLUSIVE FARM USE ZONE - The letter from the attorneys handling the partitioning for the Chapter 11 was read to the Commission. They are separating and selling the apple orchard sections of the farm. Deane explained that everything was in order. Mary Ellen Coleman made a motion and Marv Padberg seconded to approve the land partitioning application. The motion passed unanimously.

LAND PARTITIONING - N-139 - RIVERCREST FARMS, PORT OF MORROW, CASCADE SPECIALTIES, INC. TOWNSHIP 3 NORTH, RANGE 26, SECTION 31, TAX LOT 511 (40 ACRES) IN AN EXCLUSIVE FARM USE ZONE - One of the conditions of the approval of the Conditional Use Permit for Cascade Specialties, Inc. and the Port of Morrow for the onion plant was to complete a land partitioning for the land needed for the plant. Gary explained the progress on the securing of water for the plant. Tidewater has a well for industrial purposes and they are in the process of getting an extension on the use of this existing well. If Tidewater gets an extension of the use of this well, they are willing to give the Port some additional water for the project. The Port and Water Resources are working closely on the water issue. Joel Peterson moved to accept the land partitioning application. Marv Padberg seconded and the motion was unanimously approved by the Commission.

CODE ENFORCEMENT POSITION AND RELATED LAND USE PROBLEMS - The Planning Department explained that they no longer have a Code Enforcement Officer as Martha has chosen to go full time with Emergency Management. Because of the anticipated growth in the north end, the Planning Department will be asking in their budget request for 1994-95 for a full-time Code Enforcement position and a full-time clerk to take over the counter duties from Sharon. The Planning Commission asked Deane to submit his budget proposal to them at the next meeting so they can endorse it before it goes to

the Budget Committee. Both positions are very much needed with the increase in industrial and housing activity in the north end.

GENERAL DISCUSSION - The Commissioners then discussed the issue of a new high school in Irrigon. It was suggested that we invite the school board or a representative to our next Planning Commission meeting.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 9:05 p.m. The next meeting will be Monday, November 29, 1993, at 7:30 p.m. at the Public Works Building in Lexington, Oregon.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION
MONDAY, DECEMBER 6, 1993 - 7:30 P.M.
LEXINGTON, OREGON

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

MEMBERS PRESENT: Kent Goodyear, Marv Padberg, Don Russell, John Grace, Irv Rauch, Joel Peterson and Joe Miller (arrived at 8:40 p.m.)

MEMBERS ABSENT: Mary Ellen Coleman and Dan Creamer (stayed until was sure we had a quorum and then left feeling ill)

OTHERS PRESENT: Randy Yates

MINUTES OF OCTOBER 25, 1993 MEETING: The minutes of the October 25, 1993, meeting were unanimously approved as mailed.

PUBLIC HEARING - APPLICATION TO AMEND THE MORROW COUNTY COMPREHENSIVE PLAN AND ZONING ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF TAX LOT 400 IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 11 OWNED BY RANDAL YATES FROM SF-40 (SMALL 40) TO RSC (RURAL SERVICE CENTER) - The location of the proposed rezoning was shown on the map and the Staff Report was read. Don Russell stated that he might have a conflict of interest as he owned property adjacent to the site, but he does not feel that this would be the case. Discussion followed and Deane explained that we might have some problem with L.C.D.C. accepting the rezoning. It was felt that the tax lot to the south should be included in the rezoning. The hearing will be continued next month.

LAND PARTITIONING - N-140 - J.P. SULLIVAN - TOWNSHIP 1 NORTH, RANGE 23, SECTION 22, TAX LOT 4600 (14 ACRES +) IN AN EFU (EXCLUSIVE FARM USE ZONE) - The location was shown on the map. It was explained that this parcel is divided from the main tax lot by the railroad and the highway. The owner intends to sell it to the adjacent property owner. John Grace moved and Marv Padberg seconded that the land partitioning application be approved as presented. The motion passed unanimously by the Commission.

UPDATE ON UMATILLA ARMY DEPOT DEVELOPMENT PLAN - The Planning Department felt that the study by Beckendorff was well done. Much discussion followed regarding how the administration of the Depot land would be handled. The way it has been proposed is that a governmental body would be selected to oversee the land use in the Depot. The Commissioner's wanted it known that Morrow County should maintain control of their portion of the Depot and not give up control to Umatilla County. The Commissioner's wanted the Planning Department to set up a tour of the Depot when the weather clears, get a copy of the report for each Commissioner, check on the water rights, and schedule a hearing date. Water is and always

will be the main issue in the development of the land. The next step will be to proceed to make this development plan a part of the Comprehensive Plan using the zoning areas in the plan, hold public hearings to approve this part of the Comprehensive Plan and finally create a new zone.

PRELIMINARY BUDGET DISCUSSION - An explanation of the increase the Planning Department has requested for Fiscal Year 1994-95 was given. Deane asked for an endorsement by the Planning Commission. The Commission told Deane to go for it.

CORRESPONDENCE - Mr. Byron Grow would like to know if the Planning Commission would exempt him from building the remainder of the fences. Both neighbors have been contacted and neither are happy about the fences not being completed. The Planning Commission stated that they will stand by their initial decision that the fences and other conditions are to be met before additional manufactured homes can be sited in the park.

I.C.A.B.O. has contacted the Planning Department requesting three land partitionings for the subdivision. Deane told them that a subdivision request would still need to be approved by the Commission.

GENERAL DISCUSSION - A discussion followed on the possible formation of a high school in Irrigon. The community is divided on the issue. Marv Padberg moved that the Commission prepare a resolution supporting the separation of Riverside high school and building a new one in Irrigon. Irv Rauch and Don Russell opposed and the motion died for a lack of a second.

CORRECTION
IN 1/31/94
MIN.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 9:50 p.m. The next meeting will be Monday, January 31, 1994, at 7:30 p.m. at the North Morrow Annex Building in Irrigon, Oregon.