

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, JANUARY 31, 1994 - 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, Joel Peterson and Joe Miller

MEMBERS ABSENT: Don Russell, John Grace and Irv Rauch

OTHERS PRESENT: Al Hopper, Director of Public Works, John Bristow, I.C.A.B.O. and Randy Yates

MINUTES OF DECEMBER 6, 1993 MEETING: The minutes of the December 6, 1993, meeting were approved with the correction regarding the separation of Riverside High School and the formation of a high school in Irrigon. It was stated in the minutes that the motion died for a lack of a second. The minutes are hereby corrected to read that the motion to support the establishment of a high school in Irrigon was seconded by John Grace and passed by a vote of 5 to 2, with Don Russell and Irv Rauch voting no.

REAPPOINTMENT OF COMMISSION MEMBERS - The announcement of the re-appointment of Commissioners Marv Padberg, Don Russell and John Grace was made.

ELECTION OF PLANNING COMMISSION OFFICERS FOR 1994 - Kent Goodyear, Marv Padberg and Mary Ellen Coleman were nominated to serve as Chairman, Vice-Chairman and Secretary respectively. The motions were made and seconded and unanimously approved by members of the Commission.

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 RANDALL YATES FROM SF-40 (SMALL FARM 40) TO RSC (RURAL SERVICE CENTER) - The letter regarding the zone change from LCDC was read and their position was explained to the Commission. Randy Yates said that he would combine the two tax lots and that he did not have a problem with LCDC's recommendation to include the property in the Boardman Urban Growth Boundary. Until all the conditions imposed by LCDC could be reached, the hearing will be continued until next month. Marv Padberg moved and Irv Rauch seconded the motion to continue the hearing. Passed unanimously.

LAND PARTITIONING - S-141 - H.M. RANCH (E.K. & ELAINE JACKSON) TOWNSHIP 6 SOUTH, RANGE 25, SECTION 23, TAX LOT 2000 (80 ACRES) IN A FU (FOREST USE) ZONE - The location was shown on the map and the history of the area was described. Kent said that the property was using Kinzua roads to access the property and that there was no deeded access to the property and this issue must be established

before a deed and land partitioning can be approved. Dan Creamer moved and Mary Ellen Coleman seconded that the land partitioning be approved as long as there is deeded, legal access to the property. The motion passed unanimously.

LAND PARTITIONING - S-142 - I.C.A.B.O. - TOWNSHIP 1 SOUTH, RANGE 24, SECTION 3, TAX LOT 404 (62.88 ACRES) IN A SR-1 (SUBURBAN RESIDENTIAL ONE ACRE) ZONE - Location was shown on the map. It is an eighty (80) acre parcel located in the Ione Urban Growth Boundary. I.C.A.B.O. is a non-profit organization. They were under the impression that they could partition three lots each year and not have to follow the subdivision regulations. Deane explained that this was not possible. John Bristow said they are asking for two partitions at this time as people are buying these lots. Then they would follow the subdivision process. It was explained that curbs and gutters are not automatically required in a new subdivision. Roads in order to be maintained by the County must be put in according to County standards. The City is providing the water. Irv wanted to know how firm the City water supply is. John explained that an agreement exists with the City for water. City will maintain pump and do water testing. Dan Creamer made a motion and Joe Miller seconded to approve the request for the land partitioning for lots 30 and 32 of the Emert Subdivision. The motion passed unanimously.

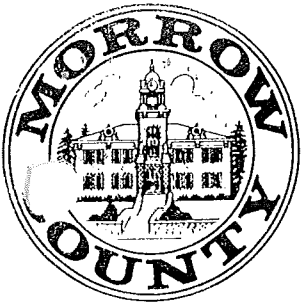
The tentative plot plan for the Emert Subdivision was brought before the Planning Commission. Drainage was discussed and it was felt that the problem of storm drainage will have to be addressed. Dan Creamer made a motion to approve the preliminary plot plan for Emert Subdivision with the provision that the drainage issue be addressed. Motion was seconded by Irv Rauch and passed unanimously by the Commission.

EVALUATION OF COMPREHENSIVE PLAN AND PRIORITIZING WORK ELEMENT - Deane explained that he had to send in the work plan to LCDC before the 31st. Goal 5 Mineral and Aggregate is one of the most important work elements needing to be completed. It is important to protect this resource and LCDC says this is a must. The work elements as prioritized in the plan should be accepted. Much discussion followed regarding not selling out to LCDC. Joel Peterson made a motion to accept the prioritizing of the work plan to be done by Morrow County, but the Commission is concerned about where the funds might be obtained to complete the project -- either from County Court or LCDC. The motion was seconded by Mary Ellen Coleman and passed unanimously by the members of the Commission.

**UNION PACIFIC RAILROAD ABANDONMENT OF WILLOW CREEK BRANCH AND EASEMENT ACQUIREMENT** - The letter from County Court regarding the abandonment of the railroad was read. A volunteer to represent the Commission on this task force was requested. Joel Peterson was volunteered for this position.

**GENERAL DISCUSSION** - The annexation proposal of the City of Boardman and the Co-generation Plant was discussed. Deane explained that it has been referred to County Counsel to answer questions about the legality of this annexation.

**ADJOURNMENT** - Chairman Kent Goodyear adjourned the meeting at 9:20 p.m. The next meeting will be Monday, February 28, 1994, at 7:30 p.m. at the Public Works Building in Lexington, Oregon.



## PLANNING COMMISSION

P. O. Box 706 -- Irrigon, Oregon 97844  
[503] 922-4624

February 16, 1994

To Whom It May Concern:

The Morrow County Planning Commission at its regular meeting of December 6, 1994, passed on a motion by Marvin Padberg and a second by John Grace by a vote of 5 to 2, a resolution supporting the establishment of a high school for Irrigon.

The motion reads as follows:

That the Morrow County Planning Commission supports the separation of Riverside High School and the formation of a new High School in Irrigon.

Kent Goodyear,  
Chairman  
Morrow County Planning Commission

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, FEBRUARY 28, 1994 - 7:30 P.M.  
LEXINGTON, OREGON

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

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

**MEMBERS ABSENT:** Marv Padberg, Dan Creamer and Joe Miller

**OTHERS PRESENT:** Wesley Wise, Jake White, Bill White, Jim Hahn, Max Hellberg, Jeff Wise, John Wenholz, Terrie J. Sopp, Hazel Thomas, Michael L. King and Russ Morgan

**MINUTES OF FEBRUARY 28, 1994 MEETING:** The minutes of the January 31, 1994, meeting were unanimously approved as presented.

**PUBLIC HEARING - APPLICATION FOR A CONDITIONAL USE PERMIT - N-67 - BY MAX HELLBERG, OWNER, AND WESLEY WISE, OPERATOR, FOR A GRAVEL PIT AND CRUSHER IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 26, TAX LOT 203 IN AN EXCLUSIVE FARM USE (EFU) ZONE APPROXIMATELY TWO (2) MILES WEST OF IRRIGON AND ONE (1) MILE NORTH OF STATE HIGHWAY 730 -**

Location of the proposed pit was shown on the map and the Staff Report was read. Complaints, both written and verbal, were received from four people who were notified of the permit application. The Commission inquired as to how long the operation would run. Mr. Wise explained that the demand for the gravel in the area would determine how much the operation would run, but he did not think that it would be a five day a week crushing operation. It would probably be a one day a week operation. Max Hellberg said that portion of his land is not used because of the location of his circle irrigation. The proposed road into the pit was shown on the map and discussed. They will use Sixth Street to Idaho and then to Old Columbia River Highway. From Old Columbia River Highway, the trucks would then have to travel west to Paterson Ferry Road because the Old Columbia River Highway has a load limit on it. All conditions of road usage will need to be cleared with the Public Works Director. John Wenholz stated that he was in favor of the gravel pit. He feels that Mr. Wise runs a good operation and there is a need for graded rock. Mr. King said that he and his father are against the pit operation as there are already two in the area and they are all in their back yard. Dust is a real problem as well as the noise. They also feel that heavy trucks will damage the Old Columbia River Highway, which is already in bad shape. The hearing was then recessed. A discussion followed on the hours of operation, and it was decided that a condition would be added to the Staff Report stating that the hours of operation would be from 7 a.m. to 5 p.m. seven days a week. One other condition would be added that would state that the Public Works Director would be consulted on all roadway standards. On a motion by Irv Rauch and a second by John Grace, the Morrow County Planning Commission

unanimously approved the conditional use permit with the conditions as stated in the Staff Report and adding the conditions about hours of operation and roadway standards.

PUBLIC HEARING - APPLICATION FOR A CONDITIONAL USE PERMIT - N-68 - BY PHARIS TIMPY, OWNER, AND WESLEY WISE, OPERATOR, FOR A FARM AND HEAVY EQUIPMENT SALES AND SERVICE BUSINESS IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 25B, TAX LOT 800 IN A COMMERCIAL (CG) ZONE APPROXIMATELY ONE (1) MILE WEST OF IRRIGON ON STATE HIGHWAY 730 -

The location was shown on the map and the Staff Report was read. No comments were received from any of the notified property owners. Mr. Hahn, representing Mr. Timpy, said they are in favor of the business and that Mr. Wise is presently using space in his realty office. Mr. Wise said that he needs a place to park his equipment and also to sell some of his surplus equipment. There will be no new buildings at this time. There will be very little servicing of trucks and any work will be done during the daylight hours. Don Russell questioned the need for the eight foot sight-obscuring fence. He felt that it could be sight obscuring shrubs. On a motion by Mary Ellen Coleman and a second by John Grace, the Commissioners unanimously approved the conditional use permit request with the conditions as stated in the Staff Report except for Condition #2 which should state, "An eight (8) foot sight-obscuring barrier along the west property line for the full distance of that line."

PUBLIC HEARING - AMENDMENT TO THE MORROW COUNTY ZONING ORDINANCE AND ZONING MAP TO ESTABLISH A UMATILLA ARMY DEPOT TRANSITION ZONE (UADTZ) OVERLAY FOR THOSE AREAS DESIGNATED IN THE MASTERPLAN FOR THE MORROW COUNTY AREAS OF THE UMATILLA ARMY DEPOT AS PHASE I AND VI, WHICH ARE THOSE AREAS DEVOTED TO, OR MOST SUITABLE FOR, DEVELOPMENT OF BUILT AND COMMITTED AREAS -

The Staff Report and exception statement for this new zone was read. The area for mapping and Overlay Zone was shown on the Beckendorff report map for the Depot. The County would like to make use of the existing facilities that can presently be used. It is the intent to get it zoned and for it to be governed by the County -- not under a large umbrella organization. The Ordinance addition was then read. The water issue is not addressed in our Ordinance, but is addressed in the Technical Report. Water is the main issue. Distribution and any uses of the natural resources, in particular, water which is located within Morrow County will be addressed and the ultimate authority will come back to the Morrow County Planning Commission. The Commissioners decided to go ahead with the zoning of the Morrow County portion of the Army Depot.

PUBLIC HEARING - CONTINUANCE OF PUBLIC HEARING ON APPLICATION TO AMEND THE MORROW COUNTY COMPREHENSIVE PLAN AND ZONING ORDINANCE TO CHANGE THE ZONING CLASS OF TAX LOT 400 IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 11, OWNED BY RANDALL YATES FROM SMALL FARM 40 (SF-40)

RURAL SERVICE CENTER (RSC) - The letter from Jack Palmer, Boardman City Manager, was read stating the City's approval of the proposed zone change and extension of the Boardman Urban Growth Boundary. This letter was faxed to L.C.D.C. and they acknowledged their approval of the proposed zone change. Motion made by Joel Peterson and a second by John Grace that the application to amend the Morrow County Comprehensive Plan and Zoning Ordinance to change the zoning class and to extend the urban growth boundary of the City of Boardman to include Tax Lot 400 in Township 4 North, Range 25, Section 11, owned by Randall Yates from Small Farm 40 to Rural Service Center be approved. The motion passed unanimously by the members of the Commission.

LAND PARTITIONING - N-133 - EARL D. & KAREN J. MING - TOWNSHIP 5 NORTH, RANGE 26, SECTION 22, TAX LOT 404 (3.16 ACRES) IN A RURAL RESIDENTIAL ONE ACRE ZONE - The proposed land partitioning was shown on the plat plan. John Grace moved and Mary Ellen Coleman seconded the motion to approve the land partitioning request. Motion passed unanimously.

FARM & FOREST LAND USE - L.C.D.C. PROPOSED CHANGES TO HB 3661 - Deane explained about the upcoming meeting with L.C.D.C. in Baker City on HB 3661. County Planners will be brought up to date regarding all the mandated changes in the EFU and Forest Use Zones.

CORRESPONDENCE - The letter which was sent out from the Planning Commission on their support of the formation of an Irrigon High School was read. It was reported that the school district called the day after receiving it inquiring about how the vote went among the Commissioners.

AUDIENCE PARTICIPATION - Mr. Hahn, Winner's Realty, said that Mr. White would like to annex a portion of land (approximately ten acres) which is in the County into the City of Irrigon in order to build some homes. Deane stated that since the area was not within the Irrigon Urban Growth area that it would take an exception statement and a lot of work and dealing with L.C.D.C. It would be up to the property owner to bring about the annexation.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 9:30 p.m. The next meeting will be Monday, March 28, 1994, at 7:30 p.m. at the North Morrow Annex Building in Irrigon, Oregon.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, MARCH 28, 1994 - 7:30 P.M.  
IRRIGON, OREGON

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

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

**MEMBERS ABSENT:** Don Russell

**OTHERS PRESENT:** Deane Seeger, Sharon Timms, Judge Louis Carlson, Matt Doherty, Gary Neal and Val Doherty

**MINUTES OF FEBRUARY 28, 1994 MEETING:** The minutes of the February 28, 1994, meeting were unanimously approved as mailed.

**PUBLIC HEARING - AMENDMENT TO THE MORROW COUNTY ZONING ORDINANCE AND ZONING MAP TO ESTABLISH A UMATILLA ARMY DEPOT TRANSITION ZONE (UADTZ) OVERLAY FOR THOSE AREAS DESIGNATED IN THE MASTERPLAN FOR THE MORROW COUNTY AREAS OF THE UMATILLA ARMY DEPOT AS PHASE I AND VI, WHICH ARE THOSE AREAS DEVOTED TO, OR MOST SUITABLE FOR, DEVELOPMENT OF BUILT AND COMMITTED AREAS** - A brief explanation of what transpired at last month's hearing was presented by Deane. A Section D, Water Resources, was suggested as being added to the UADT Zone. It was proposed that the Port of Morrow is the best agency to manage this resource. L.C.D.C. was agreeable to using the Overlay Zone as the type of zone for the Depot. The following statements are just a portion of the dialog that transpired at this hearing (tapes are available on the entire proceeding). Judge Carlson said that the Umatilla Task Force Committee feels that the land should be under the supervision of an overall governing body with each section being managed by each county. He says that the Planning Commission will be a very important part of the planning process. The Commissioners felt that they would like to have the control of what happens within Morrow County. Matt Doherty stated that the interim committee is still being defined as to their purpose. The interim committee is not going to be the final government committee. Gary Neal felt that if the Depot is set apart as an enterprise zone under the blanket concept, it could be damaging to Morrow County. Matt Doherty said that they are working on the plan for the Governor and that the final plan has not been set up, but that the Army would like to see an overall governing body. Kent Goodyear said that he has learned that the Army in Washington does not necessarily feel that way. Val Doherty, County Counsel, stated that this will be a long term phase in plan and the Government wants to deal with one body only. The interim committee is not a permanent body. Judge Carlson feels that the consensus of the committee has been in favor of Morrow County. Every emphasis is on the Ports running the facility, according to Matt Doherty. Gary Neal said that Hansell and Beckendorf are pushing for a single entity because it will be in their favor and they will go after the



overall ruling authority. Commissioner Rauch wanted to know who will have input into the permanent committee. Matt Doherty stated that they will strive for impartiality for the permanent committee. Marv Padberg feels that Morrow County does not have a lot to loose in wanting to control the Morrow County portion. We have a lot on the Morrow County side and Umatilla County does not have the best on their side. He feels that we have a lot to loose if we let Umatilla County have control. Judge Carlson said he brought up the water issue and the wells and the members of the committee did not indicate any problem. He has the fullest confidence in the people on the committee. Joel Peterson feels the overlay zone will not hurt the development of the Depot. Marv Padberg expressed the Planning Commission's interest in the growth of the area. Chairman Goodyear expressed his concern over the voting number on the committee; he feels that 5 to 2 in Umatilla County's favor could be a problem. Matt Doherty and Judge Carlson felt that all members of the committee were open minded and not one-sided. Val Doherty said by designating the Depot as an overlay zone, it then becomes a fact and that whoever the governing body is going to be it will show cause to them that they will have to take the overlay zone under consideration. By approving the overlay zone, it shows that the Planning Commission wants to declare their input in the governing of the Depot. Deane said that what we have done with the plan is to deal with the built and committed and that the Planning Commission has not changed the study's plan, but would like to declare our land use of the area. The water and the west and north entries into the Depot are of major concern to the Commission. The Depot for years has been the industrial area for the Irrigon area as they do not have any industrial zoned land and the entries are very important and needed. Water also is the big issue. Joe Miller moved that the overlay zone be approved with the added statement that "Distribution and any uses of the natural resources, in particular, water, which is located within Morrow County will be addressed and the ultimate authority will come back to the Morrow County Planning Commission" and that a statement be included in the Comprehensive Plan. John Grace seconded the motion which passed unanimously by the members of the Commission. This zone change will now be submitted to the County Court for their approval.

**MANDATED CHANGES TO MORROW COUNTY'S EXCLUSIVE FARM USE (EFU) AND FOREST USE (FU) ZONES** - Deane explained that a new Goal 3 has been established to preserve and maintain agricultural lands. He would like to see the Planning Commission consider a twenty and five acre farm zone. He is currently drafting a new EFU Zone with the mandated rules incorporated. The Commission asked why we cannot get home rule in this area. Deane proceeded to explain the new rules. The lot of record will stay in the OAR's. Kent would like to see funds become available for doing the Comp Plan so that we do

not have to accept so many of the strings that L.C.D.C. attaches to their grants. The Planning Commission would like the County to maintain the power. Val Doherty suggested that the Commission go to the statutes, the OAR's, and do not adopt the OAR's. In the FU Zone eighty acres is the only size requirement. Will be rewriting the FU Zone with the mandated changes. Val felt that some of the points we won on the FU Zone were because of this groups attitude. The Forest/Grazing Zone is not working in Baker County. Rangeland Zone is 320 acre minimum. Deane will be working on these drafts and will be bringing them back to the Commission. Goal 5 is also being revised by L.C.D.C. because of so many problems with their proposals.

**ADJOURNMENT** - Chairman Kent Goodyear adjourned the meeting at 9:25 p.m. The next meeting will be Monday, April 25, 1994, at 7:30 p.m. at the Public Works Building in Lexington, Oregon.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, APRIL 25, 1994 - 7:30 P.M.  
LEXINGTON, OREGON

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

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

MEMBERS ABSENT: Joel Peterson and Dan Creamer

OTHERS PRESENT: Deane Seeger, Al Hopper, John & Shirley Winget, Ival Sullivan, John Wenholtz, Jeddie Aylett, Herman C. Hull and Jeff ?

MINUTES OF THE MARCH 28, 1994 MEETING: The minutes of the March 28, 1994, meeting were unanimously approved as mailed on a motion by Joe Miller and a second by Marv Padberg.

PUBLIC HEARING - THE FIRST OF THREE PUBLIC HEARINGS TO CONSIDER A CHANGE OF ZONE FROM SUBURBAN RESIDENTIAL ONE ACRE (SR-1) TO GENERAL COMMERCIAL (CG) ON LAND OWNED BY JOHN WENHOLTZ LOCATED IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 25B, TAX LOT 1300. THIS TAX LOT IS LOCATED APPROXIMATELY ONE-QUARTER OF A MILE WEST OF IRRIGON ON THE SOUTH SIDE OF STATE HIGHWAY 730 AND THE EAST SIDE OF THIRD STREET WEST - The location was shown on the map. Mr. Wenholtz made a detailed explanation of his request and presented photos of the area to be rezoned. Mr. Sullivan, an adjoining property owner, spoke in favor of the request. A letter from the City of Irrigon was read, which approved of the request. Deane reported that a Staff Report would be available at the next meeting and the findings from this meeting would be part of the request. Planning Commissioners, Russell and Grace, voiced approval of the request.

PUBLIC HEARING - APPLICATION FOR A HARDSHIP VARIANCE BY CAROLYN M. COUNSELL TO SITE A SECOND MANUFACTURED HOME FOR HER PARENTS, GLEN AND MARGARET MOORE, ON HER PROPERTY LOCATED IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 15, TAX LOT 1100 (8.87 ACRES) IN A FARM RESIDENTIAL TWO ACRE ZONE - Deane read the application and Staff Report and the location was shown on the map. The Commissioners finding no problem with the application unanimously approved the Variance with the following conditions on a motion by Marv Padberg and a second by John Grace:

1. That the applicant provide a written, notarized statement that at such time that the Variance no longer is in effect, they will submit a development plan for a land partitioning in compliance with the Zoning and Subdivision Ordinance or remove the unit.
2. That the existing well will serve both units.

3. Approval for siting of dwelling unit be obtained from D.E.Q., Morrow County Planning Department and State Building Codes Agency.

PUBLIC HEARING - APPLICATION FOR AN AMENDMENT TO CONDITIONAL USE PERMIT - N-66 - BY J. C. COMPTON CONTRACTOR, INC. TO OPERATE A PORTABLE ASPHALT PLANT AT THE JEDIDIAH AYLETT GRAVEL PIT ON TAX LOTS 300 AND 1100 IN TOWNSHIP 4 NORTH, RANGE 27, SECTION 28. THIS AMENDMENT TO THE CONDITIONAL USE PERMIT WILL BE TO INCLUDE THE LOADING, HEATING, HAULING AND MIXING OF ASPHALT - Deane read the application and staff report. Mr. Winget was not opposed to the request, but stated that he was made because he had not been notified. Deane stated that failure of the property owner to receive notice did not impair the hearing as notification had been placed in the county official newspaper. Mr. Hull representing the gun club was not in opposition, but started in on Aylett's encroachment on their land. An exchange of words and a good deal of talk about ingress and egress to the Braat Subdivision transpired. Chairman Kent Goodyear brought the meeting back to order and Deane explained the road issue. The encroachment did not relate to the application at hand. The matter between the gun club and Aylett was a civil one that they would have to work out. Marv would have liked to make an issue of it at the time, but it was explained that this was not the time. Hearing no objections to the asphalt plant, John Grace moved and Marv Padberg seconded for the approval with the conditions as stated in the Staff Report. The motion passed unanimously.

LAND PARTITIONING - IVAL & RUTH SULLIVAN - LPN-143 - LOCATED IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 25B, TAX LOT 1200 (8.49 ACRES) IN A SUBURBAN RESIDENTIAL ONE ACRE ZONE - The preliminary map was shown to the Commission. On a motion by John Grace and a second by Mary Ellen Coleman, permission was granted to Deane Seeger to approve and sign-off at the time the Sullivan's file the final map and land partitioning request. The vote was unanimous.

REQUEST TO NAME ROAD LEADING INTO CASCADE SPECIALTIES PLANT NEAR BOMBING RANGE ROAD - The request by Cascade Specialties to name their private road leading from Bombing Range Road to the onion plant site "Cascade Way" was approved unanimously by the Commission on a motion by John Grace and a second by Joe Miller.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 8.36 p.m. The next meeting will be Monday, May 23, 1994, at 7:30 p.m. at the North Morrow Annex Building in Irrigon, Oregon.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY APRIL 25TH. 1994 - 7:30 PM  
Lexington, Oregon

Chairman Kent Goodyear called the meeting to order at 7:40 PM

Members Present: Kent Goodyear, Marvin Padberg, MaryEllen Coleman, Joe Miller, Irv Rauch, John Grace, Don Rulless

Members Absent: Joel Peterson, Dan Creamer

Others Present: Al Hopper, John & Shirley Winget, Ival Sullivan, John Wenholz, Jeddie Aylett, Herman C. Hull and Jeff ?

Minutes of March 28, 1994 Meeting: The minutes were unanimously approved as mailed on a 2nd by Marvin Padberg and a motion by Joe Miller.

PUBLIC HEARINGS:

1. A request by Mr. John Wenholz for a Zone Change from Subburn Residential One Acre (SR-1) to General Commercial of Tax Lot 1300 within the U.G.B. of the City of Irrigon, T5N, R26, S25B.

This was the first of three hearings to be held on this request. Mr. Wenholz made a detailed explanation of his request and presented photos of the area to be re-zoned. Mr. Sullivan an adjoining property owner spoke in favor to the request. A letter from the City of Irrigon was read, which approved of the request. There were no objections voiced at the hearing and no letters had been received either for or against the request. Deane reported that a staff report would be available at the next meeting and the findings from this meeting would be a part of the request. Planning Commissioners, Russell & Grace voiced approval of the request.

2. Hearing for a Hardship request by Carolyn M. Consel to site a second manufactured home for her parents on Tax Lot 1100 (8.87 Acres) in an FR-2 Zone. T4N, R25, Sec.15 Deane read the request and the staff report. The request was approved unanimously on a motion by Marvin Padberg and a 2nd by John Grace.
3. Application for an amendment to Conditional Use Permit number N-66 by J.C. Compton to operate a portable asphalt plant at the Jeddie Aylett gravel pit, Tax lots 300 and 1100, T4N, R 27. Sec. 28.

Kent Goodyear opened the hearing, Deane read the request and the application/staff report. Mr. Winget was not opposed to the request but stated that he was mad because he had not been notified. Deane stated that failure of the property owner to receive notice did not impair the hearing as notification had been placed in the county official newspaper. Mr. Hull representing the gun club was not in opposition but started in on Aylett's encroachment on their land, an exchange of words, a good deal of talk about ingress and egress to the Bratt subdivision started up. Mr. Goodyear brought the meeting back to

## 3. Con't.

order, Deane explained that the road issue, the encroachment, did not relate to the application at hand. The matter between the gun club and Aylett was a civil one that they would have to work out. Marv would of liked to have made an issue of it at the time, but would have to wait.

Hearing no objections to the asphalt plant John Grace moved and Marvin Padberg 2nd. for approval with the conditions as stated in D.U.P.-N-66 and in the Staff report for Compton as conditions of approval. The vote was unanime.

4. A preliminary request by Ival and Ruth Sullivan to partition there property was reviewed by the commission. On a motion by John Grace and a 2nd by MaryEllen Coleman, permission was granted to Deane Seeger to approve and sigh- off at the time the Sullivan's had filed a proper land partitioning request.
5. A request by Cascade Specialities to name their private road leading from Bombing Range Road to the Onion Plant site, "Cascade Way" was approved by the commission on a motion by John Grace and a 2nd by JOe Miller.

There was no corespondance and no audiance participation  
The meeting was adjourned by Chairman Goodyear at 8:36 PM.

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION**  
**MONDAY, MAY 23, 1994 - 7:30 P.M.**  
**IRRIGON, OREGON**

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

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

**MEMBERS ABSENT:** None - Perfect Attendance!

**OTHERS PRESENT:** John Brandt, Judy Brandt, Juanita Kelley, Vyron Sconce, Byron Grow and the manager of the Irrigon Mobile Park (whose name was not listed on attendance sheet)

**MINUTES OF THE APRIL 25, 1994 MEETING:** The minutes of the April 25, 1994, meeting were unanimously approved as mailed on a motion by Marv Padberg and a second by John Grace.

**COMPLAINTS ON IRRIGON MOBILE HOME PARK** - This agenda item will be discussed first so the property owners will not have to wait until the end of the meeting. The letters of complaint regarding the unfulfilled conditions that were placed upon Mr. Grow about the mobile home park were read. A letter dated March of 1993, which was sent to Mr. Grow, stating the conditions was read. Mr. Grow was asked to comment on the contents of the letters. He stated that he had put up the fence on the west side of the court from the front property line to the rear of the neighbor's garage and had put up the fence at the southeast corner separating the court from the Gordanier property. He stated that no new trailers had been moved in and no one was living in the vacant trailer. An invitation was made by Mr. Grow for the Commission to come out and look at the park. Mr. Grow stated that all the other conditions had been met. Mr. Brandt stated that garbage is always a problem with the mobile home tenants throwing garbage into his field. The irrigation ditch is a big concern of the Brandt's as the little children are always playing in it and could get hurt. Mr. Sconce is upset because of his not being able to put cattle in his back field because of the fence. Marv Padberg stated that he would like to see the conditions met as it is prescribed in the zoning law to build a fence. If these conditions are not met, Deane stated that County Counsel will be notified and that the Court could be closed. Byron Grow said that he would be willing to put up a snow fence six feet high. The RV problems was also brought up. The Commission decided that the same type of fence that was started should be used to complete the fencing project. Kent Goodyear asked the Planning Department to make an inspection at the start of the fence and to track its progress, and to make a report at the Planning Commission Meeting on June 27, 1994. It would be good if photos could be taken. Mr. Grow stated that he thought the fence could be completed within thirty to forty days; maybe a little longer.

A check will also be done on all the other conditions. Only after everything has been completed, can a Variance request be applied for.

PUBLIC HEARING - THE SECOND OF THREE PUBLIC HEARINGS TO CONSIDER A CHANGE OF ZONE FROM SUBURBAN RESIDENTIAL ONE ACRE (SR-1) ZONE TO GENERAL COMMERCIAL (CG) ON LAND OWNED BY JOHN WENHOLZ LOCATED IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 25B, TAX LOT 1300. THIS TAX LOT IS LOCATED APPROXIMATELY ONE-QUARTER OF A MILE WEST OF IRRIGON ON THE SOUTH SIDE OF STATE HIGHWAY 730 AND THE EAST SIDE OF THIRD STREET WEST - Staff Report was read and the Commission unanimously approved the zone change with the conditions stated in the Staff Report on a motion by John Grace and a second by Joe Miller.

PUBLIC HEARING - APPLICATION FOR A CONDITIONAL USE PERMIT - S-69 - MORROW COUNTY PUBLIC WORKS FOR A GRAVEL PIT (APPROXIMATELY SIX ACRES) LOCATED IN TOWNSHIP 1 SOUTH, RANGE 28, SECTION 28, TAX LOT 1600 IN AN EFU ZONE ON THE CURRIN RANCH ON LITTLE BUTTER CREEK - The Staff Report was read and the location shown on the map. This is a closed pit which they want to reopen and will need a permit for. John Grace moved and Dan Creamer seconded a motion to approve the Conditional Use Permit with the conditions as stated in the Staff Report, which are:

1. The quarry will be excavated in such a manner as to prevent the collection and stagnation of water.
2. The rehabilitation of the land upon termination of the operation and/or "idle" mode shall be in conformance with DOGAMI regulations.
3. DOGAMI application and procedures to be adhered to.
4. Morrow County shall construct and maintain, in a dust-free manner, the pit area as well as the access road leading to the site.
5. Operations will not commence until the red-tail hawk chicks are out of the site.

It was stated that a comment should be noted regarding the stupidity of having to wait for the hawk chicks to leave their nest before work on the pit can begun.

PUBLIC HEARING - APPLICATION BY JOHN MATTHEWS FOR A VARIANCE UNDER ARTICLE 7 OF THE MORROW COUNTY ZONING ORDINANCE TO PLACE AN ADDITIONAL MANUFACTURED HOME IN A SUBURBAN RESIDENTIAL ONE ACRE (SR-1) ZONE LOCATED IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 25B, TAX LOT 600 (4.77 ACRES) LOCATED ON IDAHO STREET APPROXIMATELY ONE BLOCK EAST OF 4TH STREET WEST - Staff Report was read and the



location shown on the map. It was explained that it had been suggested to the applicant to do a land partitioning, but the applicant did not want to spend the money. Dan Creamer moved and Mary Ellen Coleman seconded the motion to approve the Variance with the conditions stated in the Staff Report, which are:

1. That applicant provide written, notarized verification that the variance is with Matthews only and that upon sale of the property it will be partitioned to bring the unit into compliance with the County Zoning Ordinance.
2. Approval for siting of dwelling unit be obtained from D.E.Q., Morrow County Planning Department and State Building Codes Agency.

The motion passed unanimously by the Commission.

**CORRESPONDENCE** - The letter to Mr. Jackson, Wright and Koffler regarding the partitioning of Mr. Jackson's land was read.

A letter to Brent Lake, D.L.C.D. about accessory farm dwellings and the Taggares request to site a manufactured home was read. We are waiting clarification from D.L.C.D. about the omission of dealing with farm labor housing.

**ADJOURNMENT** - Chairman Kent Goodyear adjourned the meeting at 8:45 p.m. The next meeting will be Monday, June 27, 1994, at 7:30 p.m. at the Public Works Building in Lexington, Oregon.

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION**  
**MONDAY, JUNE 27, 1994 - 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, Mary Ellen Coleman, Joe Miller, Joel Peterson and Irv Rauch

**MEMBERS ABSENT:** Dan Creamer, Don Russell and John Grace

**OTHERS PRESENT:** Deane Seeger, Sharon Timms, Meri Lynn Hurd and Allen Grossi

**MINUTES OF MAY 23, 1994 MEETING:** The minutes of the May 23, 1994, meeting were unanimously approved as mailed on a motion by Mary Ellen Coleman and a second by Marv Padberg.

**LAND PARTITIONING - MERI LYNN HURD - LPN-144 - LOCATED IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 20A, TAX LOT 100 (4.82 ACRES) IN A SUBURBAN RESIDENTIAL ONE ACRE ZONE** - The application is in order and the fee has been paid. The preliminary map was shown to the Commissioners. It was explained that the roads into West Glen were private. Joel Peterson moved and Marv Padberg seconded to approve the land partitioning application as presented. The motion passed unanimously.

**LAND PARTITIONING - MICHAEL AND DARLENE SNYDER - LPN-145 - LOCATED IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 23D, TAX LOT 1300 (2.04 ACRES) IN A RURAL RESIDENTIAL ONE ACRE ZONE** - A problem occurred with this application. The applicant wanted to go a lot line adjustment, but Planning Department did not think it could be done that way. The surveyor was to provide an explanation of how this could be done by a lot line adjustment. It will be handled administratively in house. No action taken.

**LAND PARTITIONING - WILLARD MILLER - LPN-146 - LOCATED IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 23B, TAX LOT 1300 (11.0 ACRES) IN A RURAL RESIDENTIAL ONE ACRE ZONE** - The applicant has included a deed restriction that only stick built homes can be built on these lots. This is only the applicant's concern. The Commission will not deal with this issue. The preliminary map was shown to the Commission. Mary Ellen Coleman moved and Joe Miller seconded to approve this land partitioning application as presented. The motion passed unanimously by the members of the Commission.

**PROGRESS REPORT ON IRRIGON MOBILE HOME PARK** - The fence has been built surrounding all adjacent property. The neighbors are satisfied with the fence. Mr. Grow has contacted the Planning Department to see if the Commission would let him be allowed to site additional manufactured homes in the park now that he has met all the conditions. Mary Ellen Coleman made a motion to request

Mr. Grow to provide the Commission with a plot plan of where the manufactured homes are going to be placed within the park. This must be done before he can site any additional manufactured homes in the park. Joe Miller seconded and the motion passed unanimously by members of the Commission.

**REPORT ON NON-FARM DWELLINGS, LOTS AND FARM ACCESSORY DWELLINGS** -

Deane explained that D.L.C.D. is still struggling with HB 3661. A non-farm dwelling is allowed in an EFU zone if it is on non-productive land. The County's Periodic Review Work Schedule has been postponed until August 31, 1994. Deane said that he is applying for a grant for the transportation corridor planning with O.D.O.T. He is asking for \$40,000 to help with the GIS program that Emergency Management is installing. The transportation element is what Deane would like to have as the second item on Periodic Review.

**D.E.Q. PROPOSED RATE INCREASES** - The public hearing notice from DEQ regarding their proposed rate increases for septic systems and inspections was presented to the Commission. Most rates will be almost doubled. Joe Miller moved and Marv Padberg seconded that a letter be written to DEQ and copies to our representatives and senators and the Governor stating their opposition to increased rates and also about DEQ's inconsistencies in who must have sand filter systems and who will have conventional systems. The Commission unanimously passed the motion.

**GENERAL DISCUSSION** - Marv Padberg brought up the problems he has had about getting the Rhea Creek Bridge repaired. The Road Department delayed on repairing it, and now that harvest is here they want to close down the bridge for repairs. On a motion by Mary Ellen Coleman and a second by Joel Peterson, the Planning Commission unanimously approved writing a letter to County Court regarding the immediate need to get the bridge repaired.

Deane said that the pipeline people were in and that they want to put the gas pipeline down the Bombing Range right-of-way. Deane explained that he thought they would have to have a Conditional Use Permit.

**ADJOURNMENT** - Chairman Kent Goodyear adjourned the meeting at 8:30 p.m. The next meeting will be Monday, July 25, 1994, at 7:30 p.m. at the North Morrow Annex Building in Irrigon, Oregon.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, JULY 25, 1994 - 7:30 P.M.  
IRRIGON, OREGON

Don Russell called the meeting to order at 7:37 p.m.

Deane Seeger took roll call. Members present were Don Russell, Dan Creamer, and John Grace. Mary Ellen Coleman arrived at 7:53. Absent were Kent Goodyear, Joel Peterson, Joe Miller, Irv Rauch, and Marv Padberg.

Don Russell opened the public hearings to gather preliminary information on the requested zone changes.

1. Larry Chastagner was present to provide information on his requested zone change from General Industrial to General Commercial.

In response to the ODOT traffic analysis requirement, he stated that he has worked through Terry McCarter, an ODOT engineer from Pendleton, to apply for and receive a Commercial Access Permit.

No one was present to speak for or against. There was one correspondence from a neighbor. Carol Peterson, personal representative for Paul Jasa, provided a list of concerns including addressing a surface water problem, access, and the impact of the proposed RV park on adjoining property.

Mr. Chastagner volunteered to send Ms. Peterson a copy of the access permit.

Deane corrected the statement under Procedures to reflect that LCDC will require an exception statement. He will assist Mr. Chastagner with that paperwork.

There was a discussion concerning paragraph 5 under Research. Mr. Chastagner indicated that he already has a state approved well. The existing well was drilled as a commercial well. Deane explained that a state approved well meant one that was inspected, tested, etc.

The commissioners suggested that before the next hearing, Mr. Chastagner contact his neighbors and enlist their support.

Mr. Chastagner demonstrated his proposal to the commissioners with the aid of a preliminary plan. He anticipates 168 spaces. The proposed sewer system will be a lagoon system.

The hearing was closed. The commissioners recommended that the request proceed to the second hearing.

2. Mr. Floyd Harris was present to speak on behalf of the Morrow County request to rezone the "Collins" area from Exclusive Farm Use to Rural Residential 1 Acre.

Discussion ensued as to why it was included as EFU in the original zoning procedure. Mr. Harris indicated that he was amenable to the proposed change.

The hearing was closed. The commissioners recommended that the request proceed to the second hearing.

3. Mr. Richard Cappoto was present to question the recommended zone for the unzoned area adjacent to Paul Smith Road.

The primary concern was how residential zoning would impact ongoing farm practices.

Discussion followed as to the exact location of the unzoned property and how the surrounding area was zoned. The area has Exclusive Farm Use on the north, west and south and Boardman city limits on the east. The discussion centered on the possibility of Small Farm 40 and Farm Residential 2 Acres. It was the general consensus that Farm Residential 2 Acres seemed to be the best option as it would allow and protect ongoing farm practices, yet allow division of lots for future growth.

The hearing was closed. The commissioners recommended that the request proceed to the second hearing.

The meeting was adjourned due to lack of a quorum.

mjd

**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION**  
**MONDAY, AUGUST 29, 1994 - 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, Don Russell, John Grace, Joe Miller, Irv Rauch and Joel Peterson

**MEMBERS ABSENT:** Kent Goodyear and Dan Creamer

**OTHERS PRESENT:** Deane Seeger, Sharon Timms, Attorney Steve Bloom, Larry Sandlin, Columbia Improvement District, Carol Peterson, Barbara Jasa, Jim Hirsch, Gary Neal, Port of Morrow, Larry Chastagner and Alvin Hopper, Morrow County Public Works

**MINUTES OF JULY 25, 1994 MEETING:** The minutes of the July 25, 1994, meeting were unanimously approved as presented.

**PUBLIC HEARING - THE SECOND OF THREE PUBLIC HEARINGS TO CONSIDER A CHANGE OF ZONE FROM GENERAL INDUSTRIAL (MG) TO GENERAL COMMERCIAL (CG) ON LAND OWNED BY LARRY G. (GORDO) CHASTAGNER LOCATED IN TOWNSHIP 4 NORTH, RANGE 26, SECTION 18, TAX LOT 4703 (29.24 ACRES). THIS TAX LOT IS LOCATED APPROXIMATELY TEN MILES WEST OF IRRIGON AT THE I-84 AND STATE HIGHWAY 730 INTERCHANGE** - It was explained that the first hearing held in July did not have a quorum of Commissioners present, and was used as an information gathering meeting for those present. Statute requires that two public hearings be held by the Planning Commission and a third hearing before the County Court with the recommendations determined by the Planning Commission. Hearing notices have been published and adjacent property owners have been notified. Adjacent property owners are present as well as the attorney for Columbia Improvement District and Larry Sandlin, District Manager. The hearing was opened. Deane showed the location of the proposed zone change on the map. He also explained that the zone change was necessary to facilitate allowing the siting of a RV park. That is the intent of the zone change. There is a need for that type of facility because of the growth as well as the construction boom in the area. The letter from the C.I.D. attorney was read. D.L.C.D.'s letter was read and they stated that an Exception Statement would be required. A letter from ODOT was also read into the record. They will require a traffic analysis by an approved ODOT engineer. A letter from Carol Peterson objecting to the rezoning was also read. Marv Padberg asked whether this was the first or second public hearing on this rezoning. Due to the fact that the last Commission meeting did not have a quorum, the Commission would have to determine whether this would be the first hearing or the second for this issue. The Commission decided that this would be the first hearing for the rezoning. The development plan was then shown.

The people in favor of the rezoning were then asked to speak. Mr. Chastagner stated that the RV park would bring more business into the area and that there was a great need for accommodations of this type because of the co-generation plants being constructed in the area, and an increase in tourists to the area. He did not feel that there would be any problems because of farming practices on adjoining property. He stated that even though the development plan shows RV sites over the pipeline, he would not be placing any directly over the waterline. Contact had been made with the power company regarding the moving of the power lines. Mr. Chastagner said they said it could be done. Mr. Gantenbein who owns a dairy farm on the other side of the freeway feels it would be a great idea. Those opposed to the rezoning were then asked to speak. Mr. Steve Bloom, attorney for the Columbia Improvement District, stated that his client does not want the rezoning for the purpose of building a RV park and motel because of the problems that could occur in connection with the pipeline. He stated that the high density is incompatible with the farming practices because of the large number of people which would be using the park. Aerial spraying could be a problem. The large amount of water travelling through the pipe could be an explosive problem if the pipe were to burst. The pipe is six feet in diameter and carries 50 pounds of pressure. The question of liability was brought up. He also questioned the high density outside a UGB area. DLCD is not in favor of this type of development outside UGB's. There is also the problem with ingress and egress into the RV park. He concluded by stating that the Columbia Improvement District is opposed to the rezoning of this property. Carol Peterson, the personal representative of Paul Jasa, stated that they were opposed to the rezoning because they wanted to ensure that the farming practices of their adjacent land is not jeopardized. She stated that the rezoning would be in direct violation of Goal 3 which requires that agricultural land have a buffer between them and high density uses. Surface water drainage was questioned. The development of a high density use outside the UGB was questioned as well as the damage that an RV park could have on adjacent agricultural land and operations. Human impaction is a problem and is a great concern to them. They have a long-term lease with Mr. Glen Chowning to farm their land adjacent to the land wanting to be rezoned. She also questioned the liability problem. Deane Seeger said there is a heavy emphasis on Goal 14, which affects development outside a UGB. There were no other comments from the audience, and this part of the public hearing was closed. Discussion followed on many of the issues stated by members of the audience. Many issues have yet to be resolved:

1. Liability - third party question.
2. Right to Farm Law exists in Morrow County.

3. Exception Statement is needed.
4. Traffic Analysis <sup>IS RECOMMENDED TO BE DONE AS REQUESTED</sup> needs to be done. *By DOT*

These issues will be discussed at the second hearing to be held on September 26, 1994, at 7:30 p.m. at the North Morrow Annex in Irrigon. All letters have been entered into the record.

PUBLIC HEARING - THE SECOND OF THREE PUBLIC HEARINGS TO CONSIDER A CHANGE OF ZONE FROM EXCLUSIVE FARM USE (EFU) TO RURAL RESIDENTIAL ONE ACRE (RR-1) ON LAND OWNED BY FLOYD AND JOANN HARRIS LOCATED IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 36, TAX LOT 205 (7.93 ACRES). THIS TAX LOT IS LOCATED APPROXIMATELY THREE MILES SOUTHWEST OF IRRIGON ON SLAUGHTER ROAD - Since there were no opponents of this rezoning at the last Commission meeting, the Commission decided that this would be the second hearing. DLCD understood how this area was inadvertently omitted from being zoned Rural Residential when the Zoning Ordinance was adopted in 1986, and they found no problem with including it as Rural Residential with the adjoining Rural Residential property. There were no comments or objections to this rezoning. Joel Peterson moved that this area's zoning be corrected Rural Residential One Acre. Don Russell seconded the motion which passed unanimously by the members of the Commission. It will now be referred to County Court for the final hearing.

PUBLIC HEARING - THE SECOND OF THREE PUBLIC HEARINGS TO CONSIDER SELECTING ZONING CLASSIFICATION FOR AN AREA WHICH WAS OMITTED FROM BEING ZONED DURING MORROW COUNTY'S PERIODIC REVIEW IN 1986. THIS AREA IS BORDERED ON THE EAST BY PAUL SMITH ROAD AND THE WEST BY SKOUBO LAND AND NORTH TO BOARDMAN CITY LIMITS AND SOUTH TO KUNZE ROAD. THE ZONING BEING CONSIDERED FOR THIS AREA IS FARM RESIDENTIAL TWO ACRE (FR-2) OR SUBURBAN RESIDENTIAL ONE ACRE (SR-1) WITHIN THE BOARDMAN URBAN GROWTH AREA OR SMALL FARM FORTY (SF-40) - The location of the area to be zoned was shown on the map. The area has a very high water table. Boardman Planning Commission said they would like to see it be developed as little as possible so Small Farm Forty (SF-40) would not be too bad. The city cannot extend its water or sewer to the area. This would be the second hearing on this zoning issue. A discussion followed regarding what everyone in the area would like. Everyone felt Farm Residential Two Acre would work out well. On a motion by John Grace and a second by Irv Rauch, it was unanimously approved that the area be zoned Farm Residential Two (FR-2) acre.

PUBLIC HEARING - APPLICATION FOR A CONDITIONAL USE PERMIT - S-70 - MORROW COUNTY PUBLIC WORKS FOR A GRAVEL PIT (APPROXIMATELY 8 ACRES) LOCATED IN TOWNSHIP 2 SOUTH, RANGE 27, SECTION 17, TAX LOT 1300 AT THE JUNCTION OF SANDHOLLOW ROAD #733 AND BLACKHORSE ROAD #719 IN AN EFU ZONE ON LAND OWNED BY KENNETH & JEAN TURNER - The Staff Report was read. There will be a quarry and a road cut. There were no



comments or objections about the project. Mary Ellen Coleman made a motion to accept the Conditional Use Permit with the mandated conditions. John Grace seconded the motion which passed unanimously by the Commission.

**LAND PARTITIONING APPLICATION - N-147 - STANLEY AND MARTHA ROCK - LOCATED IN TOWNSHIP 5 NORTH, RANGE 26, SECTION 25, TAX LOT 700 (3.89 ACRES) IN A RURAL RESIDENTIAL ONE ACRE ZONE** - The location was shown on the map. Mary Ellen Coleman moved and Joe Miller seconded the motion to approve the land partitioning application with the condition that a thirty (30) foot access easement through Tax Lot 701 and Tax Lot 100 be provided. The motion passed unanimously by the Commission.

**HOUSING PROBLEM FOR CO-GENERATION CONSTRUCTION WORKERS** - The lack of available housing for the influx of workers was discussed. A list of available units in the entire County was prepared and will be handed out to all the new employees at the site. The Commission will discuss this shortage at the next meeting.

**IRRIGON MOBILE HOME PARK ENLARGEMENT REQUEST** - Mr. Grow has requested permission to site additional mobile homes in the park. He feels that since the fence is up, the required conditions have been met. Several of the Commissions said that they have gone through the park and feel that there is still quite a lot of junk in the park. John Grace suggested that the Planning Department staff review the park and take pictures and make a list of the problems. It was also stated that a detailed site plan to scale needs to be prepared. The Commission agreed that these two conditions be done before siting additional trailers.

**EXTENSION OF IRRIGON URBAN GROWTH BOUNDARY** - Deane explained that a ten acre parcel was requested to be annexed to the Irrigon City limits. The parcel is outside the UGB and in an EFU Zone. D.L.C.D. was not in favor as the request goes against Goal 14. They felt that land within the city should be developed first.

**AUDIENCE PARTICIPATION** - The left turn lane into Cascade Specialties was brought up by Gary Neal. Gary read a letter from ODOT regarding their requirements on traffic volume before a left turn lane is required. The volume of Bombing Range Road does not meet this amount. Deane explained that when he stated the condition of a left turn lane he meant that it should meet the construction standards of ODOT and not the requirements when a left turn lane is needed. There appeared to be some misunderstanding on this matter. The Commission recommended that Gary and Deane get together and try to work out an agreeable solution to the problem; use a common sense solution to the problem.

**ADJOURNMENT** - Vice-Chairman Marv Padberg adjourned the meeting at 9:30 p.m. The next meeting will be Monday, September 26, 1994, at 7:30 p.m. at the North Morrow Annex Building in Irrigon, Oregon.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, SEPTEMBER 26, 1994 - 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, Joe Miller and Irv Rauch

MEMBERS ABSENT: Joel Peterson

OTHERS PRESENT: Deane Seeger, Sharon Timms, Larry Sandlin, Columbia Improvement District, Carol Peterson, Barbara Jasa, Attorney Michael Mills, Attorney Steve Bloom, Rod Taylor, Larry Chastagner, John Wenholz, Charles Florance, Terry McArtor, Bill Sharkey, Bill Ellis, Byron Grow, Kurt Gantenbein, Jim Brewer and William Marren

MINUTES OF AUGUST 29, 1994 MEETING: The minutes of the August 29, 1994, meeting were unanimously approved with the correction to Page 3, Number 4 to read: "A traffic Analysis is recommended by ODOT to be done."

PUBLIC HEARING - THE SECOND OF THREE PUBLIC HEARINGS TO CONSIDER A CHANGE OF ZONE FROM GENERAL INDUSTRIAL (MG) TO GENERAL COMMERCIAL (CG) ON LAND OWNED BY LARRY G. (GORDO) CHASTAGNER LOCATED IN TOWNSHIP 4 NORTH, RANGE 26, SECTION 18, TAX LOT 4703 (29.24 ACRES). THIS TAX LOT IS LOCATED APPROXIMATELY TEN MILES WEST OF IRRIGON AT THE I-84 AND STATE HIGHWAY 730 INTERCHANGE - This is a continuation of a zone change hearing. The Planning Director read into the record a letter from the Department of Land Conservation and Development and from Mike Mills, the attorney for Carol Peterson. Goal 14 was mentioned and Deane read this goal to the Commission. The applicant had until this meeting to supply the Department the Exception Statement and any other required information. The burden of proof is with the applicant. The hearing was then opened. Proponents of the request were then asked to speak:

Jim Brewer of Boardman is in favor of the zone change. He stated it (RV park) would be a good thing for the community and questions the concerns of urban and farming areas clashing. It is a good location for a RV Park. The farming issue is that in Morrow County any problems are worked out. A buffer zone between the property in question and any farm land is present. Direction of the wind is downwind from the operation. Agricultural spraying will not be a concern because of the limits imposed by DEQ. No problems should occur. For the County, it is the best use of the property. Concerns should be workable issues.

John Wenholz of Irrigon stated that another RV Park is needed and that this is an ideal location.

Bill Marren of Boardman feels it is a good economic boost for both areas (Irrigon and Boardman). Farming issues should not be that big of a problem.

Bill Ellis of Boardman said that a RV park is definitely a boost for Boardman and Irrigon and if it is not built, income will be lost from the Co-generation plant.

Bill Sharkey said that he and Kurt Gantenbein are the closest neighbors and they have no problem with the RV park. More taxes will be paid and it will be good for the local economy. People coming in have money to bring into the area. Will benefit Heppner as well. The location is ideal and the pipe should not cause any problem. He cannot understand why this cannot be developed.

Rod Taylor is a farmer in Morrow County for twenty years. Farming is not a problem. Planes cannot fly over homes. The project will make money for the entire County. If it does not go through, it will be a shame.

Kurt Gantenbein is the only upwind resident. Has tried to apply fertilizer when the wind is not blowing and found it will not bother anyone. If a high tech industry that requires clean air were to come, we probably could not provide for it. RV units do not want to drive through town to get to a RV park. The fire problem - response time is less than eight minutes; rating has dropped from a nine to an eight. Should not be too concerned with school children as most workers do not want to live here. He urges the Planning Commission to vote in favor of development.

Gordo Chastagner submitted the petitions in favor of the RV park and asked that they be included in the record.

#### Opponents of the Rezoning:

Steve Bloom, attorney for Columbia Improvement District, has submitted their concerns in writing and also what was presented at the last hearing. No construction is to be put over the pipeline. He asked what the County Counsel stated in their letter to Deane Seeger. Deane stated that County Counsel said there is a liability factor to the County because of the particular problems that go with the project. Traffic and the pipeline can cause a liability factor as well as the fact that it is outside of a UGB. Mr. Bloom stated that the Planning Commission cannot consider the rezoning before an exception statement is done. Follow up on letter from DLCD to make an amendment from the Comprehensive Plan.

Mike Mills, attorney for Jasa family, stated that a Comprehensive Plan amendment is required. When the County did the exception statement it was a forty page analysis to include the Port property

as industrial. The statement must show that there is no other land available for this use. Even if an exception statement is done by Mr. Chastagner, it probably will not be accepted as the land is out of the UGB and there is development land available within the cities. He asks the Planning Commission to reject the rezoning as it is a bad location. There is no guarantee that people stopping for the night will not complain about smells and the possible hazards. It was not easy to get the property zoned for the Port, and it would be sad to redo the zoning.

Kent Goodyear then read the two letters, both in support of the project, one from Bob Mueller and the other from Walt Reid.

Questions from the Commissioners then followed. Don Russell did not think it would be a problem, but would like to see a statement that ongoing farming practices will be protected and not be protested or complained about.

John Grace said that the easement could only specify that they have access to repair the pipeline. The contract between the C.I.D. and the property owner is legal and binding.

Dan Creamer said that there is probably not a person here that is not in favor of the park, but he is concerned with the Goal 14 and County Counsel issues.

John Grace asked for a continuation to review the O.A.R.'s mentioned in the letters from the attorney's and D.L.C.D.

Deane Seeger said that the applicant should be aware that an exception statement takes quite a lot of time to prepare. Request for a continuation is with the applicant. There are state laws that the Planning Commission cannot ignore.

Irv Rauch stated that there is not a lot of merit in the support of the rezoning.

John Grace made a motion to review the O.A.R.'s within the next ninety days. Irv Rauch seconded the motion which passed unanimously.

Larry Chastagner said that he contacted the pipe people and they say that it far exceeds what is required.

Mike Mills suggested that the Planning Commission members review the exception statement taken for the Port lands. It will show the amount of detail required to make this rezoning happen.

Larry Sandlin stated that the pipe wall thickness is 3/8" not 1/2" as stated in the letter to Gordo.

Deane explained that if the rezoning is denied by the Planning Commission, the applicant cannot apply again for one year.

Hearing closed.

LAND PARTITIONING - N-148 - RAYMOND AND BETTY MONTROSS - TOWNSHIP 5 NORTH, RANGE 26, SECTION 23C, TAX LOT 3200 (2.48 ACRES) LOCATED ONE AND ONE HALF MILES WEST FROM IRRIGON CITY LIMITS ON OLD COLUMBIA RIVER HIGHWAY - Location was shown on the map. There were no access or any other problems noted with this partitioning. Mary Ellen Coleman moved and Marv Padberg seconded the motion to approve the land partitioning application. Motion passed unanimously by the members of the Commission.

PERIODIC REVIEW WORK ELEMENTS - The Planning Director explained that he meet with D.L.C.D. and they let Morrow County off the hook with only a few recommendations to be done. He will work with Soil Conservation Service and hopes by May to have the soil classifications ready. He is working with Emergency Management trying to get money to get it all done on the G.I.S. D.L.C.D. is going to give Morrow County Planning \$10,000 for the project. Are working with other sources to get additional money for the G.I.S. Update of the Comprehensive Plan is the second part of Periodic Review as well as the Transportation and Scenic By-way.

IRRIGON MOBILE HOME PARK - The park has been cleaned up. The state must review the expansion plans and approve them. Mr. Grow said that he will send them off to Ben Benson, State Building Codes Agency, for review. He needs something that states the County has approved the land use. Dan Creamer moved and Marv Padberg seconded the motion to approve the enlargement plan with seven additional manufactured homes in the rear part of the park. Motion passed unanimously. The plan must now be approved by Building Codes.

AUDIENCE PARTICIPATION - Marv Padberg explained that at the last Ione/Boardman Road meeting, all parties agreed on the road. The road will take up 35 acres in its entirety. The State Game still has some misgivings, but hope to work everything out at the next meeting in November.

ADJOURNMENT - Chairman Kent Goodyear adjourned the meeting at 9:05 p.m. The next meeting will be Monday, October 24, 1994, at 7:30 p.m. at the Public Works Building in Lexington, Oregon.

MINUTES OF THE MORROW COUNTY PLANNING COMMISSION  
MONDAY, OCTOBER 24, 1994 - 7:30 P.M.  
LEXINGTON, OREGON

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

MEMBERS PRESENT: Kent Goodyear, Marv Padberg, Irv Rauch and Joel Peterson (There were not enough members present for a quorum)

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

OTHERS PRESENT: Deane Seeger, Sharon Timms and Mr. & Mrs. John Dawson

MINUTES OF SEPTEMBER 26, 1994 MEETING: The minutes of the September 26, 1994, meeting were unanimously approved by the members of the Commission present.

PUBLIC HEARING - APPLICATION FOR A CONDITIONAL USE PERMIT - N-71 - JOHN M. DAWSON FOR A RENTAL UNIT ADDED TO THE EXISTING HOME STRUCTURE IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 14, TAX LOT 1802 (4.93 ACRES) IN A FARM RESIDENTIAL TWO ACRE ZONE LOCATED ON EAST WILSON ROAD AND ONE-EIGHTH MILE EAST OF RIPPEE ROAD - The Commissioners present decided to have the public hearing on the Conditional Use Permit as the applicants had driven from Boardman for the hearing. The location of the tax lot was shown on the map and the Staff Report was read. Mr. Dawson showed the Commission the plans for the addition, noting that it was all going to be over the garage area. The Commissioners stated that they had no problem with the Conditional Use Permit and directed the Planning Director to poll by telephone the other absent Commissioner's for their vote and to then make an Administrative decision. The Commissioner's present voted unanimously to approve the Conditional Use Permit as presented in the Staff Report.

It was suggested that a note be sent to the north end Commissioners telling them that all future Planning Commission meetings will be held in Lexington as they can never attend any of the meetings held in the south end of the County.

HOUSING PROBLEM FOR CO-GENERATION PLANT WORKERS - Several projects are in the works for new RV Parks. The new Reaves RV Park in Irrigon is open and housing workers. The old Mancamp has begun preparation for the RV section of their new manufactured home park. Most of the workers that are choosing to live in the area are able to find housing. Many of the workers are commuting from the Tri-Cities area.

"THE GOOD OF THE ORDER" - Every Commissioner was sent copies of the OAR's and ORS's referred to in the letters from D.L.C.D. and the attorneys dealing with the Chastagner rezoning. Word has filtered

back to some of the Commissioners that Mr. Chastagner is planning to withdraw his rezoning request. Deane stated that you cannot take an exception to an exception, and that this rezoning would be very difficult to get approved by D.L.C.D.

**CORRESPONDENCE** - Deane read his response to a questionnaire sent out by D.L.C.D. There were some questions as to whether his responses were accurate, but Deane said that the working relationship with D.L.C.D. and the County has been open and very good.

The work elements and time frame for the Periodic Review for Morrow County were read to the Commission. Deane explained that he has obtained some grants from D.L.C.D. and the G.I.S. Center. These will be used for the G.I.S. program, but they will accomplish the Rural Lands mapping requirement and mapping the primary farm lands.

**ADJOURNMENT** - The Commissioners decided that the next meeting will be held on November 28, 1994, and that there will be no December meeting. Chairman Kent Goodyear then adjourned the meeting at 8:30 p.m.



**MINUTES OF THE MORROW COUNTY PLANNING COMMISSION**  
**MONDAY, NOVEMBER 28, 1994 - 7:30 P.M.**  
**LEXINGTON, OREGON**

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

**MEMBERS PRESENT:** Marv Padberg, Mary Ellen Coleman, Dan Creamer, Don Russell, Joe Miller, Irv Rauch, Joel Peterson, and Kent Goodyear arrived half hour after the start of the meeting.

**MEMBERS ABSENT:** John Grace

**OTHERS PRESENT:** Deane Seeger, Sharon Timms and John Dawson

**MINUTES OF OCTOBER 24, 1994 MEETING:** The minutes of the October 24, 1994, meeting were unanimously approved by the members of the Commission.

**PUBLIC HEARING - APPLICATION BY GENE WHEELER FOR A VARIANCE UNDER ARTICLE 7 OF THE MORROW COUNTY ZONING ORDINANCE TO PLACE AN ADDITIONAL MANUFACTURED HOME IN A FARM RESIDENTIAL TWO ACRE (FR-2) ZONE LOCATED IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 14, TAX LOT 300 LOCATED APPROXIMATELY TWO MILES EAST OF BOARDMAN ON LAUREL LANE -**

The location of the dwelling was shown on the map and the Staff Report was read. The Planning Director stated that only one inquiry had been received, and it was not a complaint, but a request to find out if it would be possible to get his property, which is across the road from the applicant's, rezoned to FR-2. Since no complaints were received and the infrastructure is in place for the second unit, Dan Creamer made a motion which was seconded by Mary Ellen Coleman, to approve the Variance request. The motion was unanimously approved with the conditions as stated in the Staff Report, which are:

1. Applicant will provide (prior to obtaining building and siting permits), a written, notarized statement that at such time as the dwelling unit is no longer occupied by the property owner as the primary dwelling unit or before the sale of such property, that a two acre parcel will be partitioned out of Tax Lot 300 for the dwelling unit in question or the dwelling unit will be removed.
2. That the existing well on the property will be used to supply potable water to the unit.
3. The applicant will obtain all necessary D.E.Q., State Building Codes Agency and County permits.

PUBLIC HEARING - REVIEW FROM OCTOBER MEETING OF APPLICATION FOR A CONDITIONAL USE PERMIT - N-71 - JOHN M. DAWSON FOR A RENTAL UNIT ADDED TO THE EXISTING HOME STRUCTURE IN TOWNSHIP 4 NORTH, RANGE 25, SECTION 14, TAX LOT 1802 (4.93 ACRES) IN A FARM RESIDENTIAL TWO ACRE ZONE LOCATED ON EAST WILSON ROAD AND ONE-EIGHTH MILE EAST OF RIPPEE ROAD - Mr. Dawson explained that at last month's Planning Commission meeting, the issue of his renting out both units until either his or his wife's mother needs to live in one of them was not decided. Mr. Dawson stated that he wanted to be above board on all this and wanted to have the proper approval. Deane explained that a tri-plex would then exist, and there were no provisions in the FR-2 Zone to allow for them. Therefore, a decision would have to come from the Planning Commission to allow this use. Dan Creamer moved and Mary Ellen Coleman seconded the motion to approve the Conditional Use Permit with the change of conditions as noted:

A. Required by State Law:

1. Testing of the well for acceptability for public safety.
2. Permission from DEQ to connect to present septic system or install a new system, if required by DEQ.
3. State Building Code Agency regulations will be adhered to during construction of addition.

B. Department Required:

1. That only one unit of the addition will be used as a rental unit.
2. The other portion to be used as a rental unit until such time as it is needed to house family members or until zoning amendments are initiated for tri-plexes on this lot.
3. Review of this Conditional Use Permit in five years.

The motion was passed unanimously by the Planning Commission.

G.I.S. GRANTS - The Planning Department has secured grants totalling \$30,100 from D.L.C.D. and the State Department of Energy. They are for updating the rural lands and for the transportation element of Periodic Review. The Department will then be able to have better mapping capabilities and computer access to the Court-house.

**GENERAL DISCUSSION** - Marv Padberg gave a report on the progress of the Ione/Boardman Road meetings. He said that he had to lobby all over again for the road and why it is needed. Pete Taggares was at the last meeting and all the reasons for the need for the road had to be stated to him again. The Game Commission is not in favor of the road. They do not see a need for the road. It was suggested that the Planning Commission recommend that it is in favor of the shorter, more economical route.

**CORRESPONDENCE** - Larry "Gordo" Chastagner has officially removed his request for a zone change. He would like to see a change in the allowed uses for the Industrial Zone. Deane said that word has reached him that ODOT is considering changing the interchange, and if this were to happen, Gordo may not have clear access. Even with a change of use, the other landowners are not in favor of the project and will oppose the use change. There still may be many road blocks in changing the use.

**ADJOURNMENT** - Vice-Chairman Marv Padberg adjourned the meeting at 9:15 p.m. There will be no meeting in December; therefore, the next Commission meeting will be Monday, January 30, 1994, at 7:30 p.m. at the North Morrow Annex Building in Irrigon, Oregon.