



Planning Commission Meeting
Minutes
January 5, 2010
7:00 p.m.
Irrigon City Hall
500 NE Main Avenue

1. Call to Order and Roll Call

Chair Amy Sandy called the meeting to order at 7:02 p.m.

Planning Commission members present were: Dale Beamer and Stacy Nordquist. Tanna Dole was absent due to illness.

Staff present: City Manager Gerald Breazeale and Utility Billing Clerk Penny Moore.

Citizens present: David Wood.

2. Approve Minutes from the December 1, 2009 Planning Commission Meeting

Commissioner Dole called Utility Billing Clerk Penny Moore and asked that sentence two from page 2, item number 4 be removed, which stated "also she stated that she is not opposed to the variance".

It was moved by Commissioner Nordquist and seconded by Commissioner Beamer to approve the amended December 1, 2009 minutes. Motion carried unanimously.

3. Planning Commission Vacancy

City Manager Gerald Breazeale stated that David Wood resigned due to taking a seat on the city council.

4. Public Hearing

Chair Amy Sandy **opened the Public Hearing.**

Variance Request to allow placement of a combined garage and carport at 435 NE Seventh Street, 5N 27 19 CB, Tax Lot 200

Chair Sandy stated that this action is continued from the December 1, 2009 planning commission meeting. The Jolliffe's are asking for relief from the 10 foot setback requirement to a 2 foot setback requirement from their adjacent property line. A letter was submitted from the Jolliffe's with an explanation and attached drawing showing the proposed lot coverage in more detail than previously presented at the December 1, 2009 meeting.

City Manager Gerald Breazeale explained that the Jolliffe's are out of town and therefore could not be present for this meeting. The Jolliffe's have several vehicles they would like undercover, out of the weather and out of sight, all vehicles are licensed.

The Jolliffe's stated that a 2 foot setback variance is needed because that area is the only area of the lot that will accommodate them to have enough room to maneuver the turn to park vehicles.

Chair Sandy stated that the structural building is not permanent; therefore a future owner could remove it.

Notices were re-sent out to all of the adjacent property owners and the applicant and the newspaper for a total of three times published. Manager Breazeale stated that there has been no response from anyone, oral or written. The Jolliffe's have the approval of their adjacent property owner for the 2 foot setback.

There being no further discussion Chair Amy Sandy **closed the Public Hearing** at 7:12 p.m.

5. Planning Commission Action

It was moved by Commissioner Beamer and seconded by Commissioner Nordquist to approve the variance request to allow placement of a combined garage and carport at 435 NE Seventh Street "with a 2 foot setback". Motion carried unanimously.

6. Land Reuse Authority

City Manager Gerald Breazeale stated that much has happened with the Land Reuse Authority (LRA) since the planning commission meeting in December.

The city made a presentation to the LRA board in December 2009 and laid out the city's plan with a financial plan and the key item was to hook up the rail system. At the end of the presentation the city asked for the LRA board to approve the application showing that they were in favor of the rail switch installation. The LRA board took a vote after much discussion and the board voted no with a 3 in favor to 4 opposing the issue (the four Morrow County representatives voted no). With this decision the city will not be able to get a letter of support from the Army. Therefore the application the city had submitted to Connect Oregon for a \$1.7 million grant will not be considered for the rail switch. This could mean a major setback for the City of Irrigon.

Manager Breazeale stated that the City of Irrigon will continue to pursue the rail switch and further development in the depot property. This issue has raised awareness and a lot of interest in the property and the city development of the property. Inquires have come from persons in another state interested in doing a mushroom farm with the igloo's on the property.

The City of Irrigon hired a consultant, Brian Jackson of Renaissance Engineering who looked for the potential uses for the facility. His expertise is in energy, however, he got excited about the mushroom

farms. After researching mushroom growing in the United States, the findings would bring several hundred jobs to this area. Also, there was Oregon businesses interested in the existing rail on either the Interstate 5 or Interstate 84 corridor.

Manager Breazeale stated that the Port of Morrow is trying to block the City of Irrigon from going forward. Judge Tallman, Gary Neal, Joe Taylor and Carla McLain are the four LRA representatives that voted against the City of Irrigon. Manager Breazeale is meeting with Gary Neal later in the month in hopes of finding out why Morrow County is opposed to the City of Irrigon acquiring land and developing the depot land.

The Port of Morrow should be working with the City of Irrigon to develop new jobs in the county. The City of Boardman, the City of Irrigon, the City of Hermiston and the City of Umatilla do not have a vote on the LRA board. Morrow County has two members, Umatilla County has two members, Port of Morrow has two members, Port of Umatilla has two members and the Confederated Tribes of the Umatilla Indian Reservation has four members.

Manager Breazeale stated that the City of Irrigon wrote a letter to the Port of Morrow on the issue of odors on farm fields to the west of Irrigon.

Chair Sandy stated that she had received a phone call saying that there was an article in the East Oregonian Newspaper claiming that the smell in Irrigon is because of the new water system. Chair Sandy said that she would write a letter to the East Oregonian Newspaper stating that the smell is actually coming from farm fields west of Irrigon.

Manager Breazeale stated that Irrigon is continuing to move forward, Irrigon has made progress, the city has raised awareness and the city is hopeful that the LRA will let the City of Irrigon go forward.

7. Additional Discussion

There being no further discussion the meeting was adjourned. It was moved by Commissioner Nordquist and seconded by Commissioner Beamer to adjourn at 7:35 p.m. The Motion carried unanimously.

Submitted by/
Penny Moore
Utility Billing Clerk

Next Regular Meeting: City of Irrigon Planning Commission – February 2, 2010
All meetings begin at 7:00 p.m.

Tanna Dole
Planning Commission Secretary