



Planning Commission Meeting  
Minutes  
April 6, 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 7:00 p.m.

Planning Commission members present were: Stacy Nordquist, Tanna Dole, and Dale Beamer.  
Staff present: City Manager Gerald Breazeale and Utility Billing Clerk Penny Moore.

Citizens present: No public present.

2. Approve Minutes from the January 5, 2010 Planning Commission Meeting

Chair Amy Sandy asked if Commissioners had read the minutes.

It was moved by Commissioner Nordquist and seconded by Commissioner Beamer to approve the January 5, 2010 minutes. Motion carried unanimously.

3. Planning Commission Vacancy

City Manager Gerald Breazeale stated that no one has come forward to take a seat on the planning commission.

4. Annexation of Property 5N 27 30 BC Tax Lot 2500

City Manager Gerald Breazeale stated that Solon True has requested getting water and sewer at 450 SE Tenth Street which is at the edge of the city limits. It is a legal frontage property at 50 feet wide. A public notice was published in the newspapers. Manager Breazeale suggested that the planning commission make a recommendation to the city council if they believe this would be appropriate for Mr. True to annex in. Chair Amy Sandy asked if this would get the city more money, Manager Breazeale stated that this would get the city more tax revenue, however, residential property does not really paid for the services that the city would provide, It does give Mr. True a voice and some financial tie to the city, and that will

allow the city, hopefully to get some of the properties along Knapp Street in, then the city can provide a decent road for the residents out there. Manager Breazeale stated that part of the problem, is that Knapp Street is not a dedicated right of way from Tenth Street west, it's just a trail.

Commissioner Dole asked about the 50 feet wide frontage with setbacks at 30 feet. Manager Breazeale stated that the front of the property can be within 15 feet of the line, within 10 feet of side and rear lines, if the building is situated east to west it should be able to fit properly, there are a lot of 50 feet parcels in Irrigon.

Commissioner Dole asked why the fees were waived for Mr. True. Manager Breazeale stated that the city has been waiving the fees for annexation because it makes it more attractive for people to be able to annex in.

It was moved by Commissioner Dole and seconded by Commissioner Nordquist to recommend to city council Solon True's property request be approved. Motion carried unanimously.

5. Land Reuse Authority  
Update Umatilla Chemical Depot Land

Manager Breazeale reported that the LRA are meeting monthly to plan for the reuse of the Army land, most of the meetings up to now have been on background information that has been provided by the Dana Mission Support Group from the LRA contractor that supplied certain documents and plans and facilitated the meetings. The LRA are getting down to the final plan, coming up with the zoning maps. When the LRA has a final approved plan it will go to the Army as their recommendation for development, the Army will have the final decision for the land.

Agencies had produced maps showing what they wanted to see developed on the land. The Tribes came in and asked for most of the land. The Army National Guard wants the north half of the Army Depot. Very little was talked about for industrial use, which is where Irrigon's interest is. Manager Breazeale showed maps with lines sectioned off of the areas to the Commissioner's; these are now public record ([missionumatilla.com](http://missionumatilla.com)).

There is a concern to save the declining population of the burrowing owls and the local habitat. Manager Breazeale stated that a map from the Army of where the nests of the owls are is where the Army National Guard will be running tanks and doing maneuvers. Manager Breazeale wonders why they are giving away the area of the habitat that the owls are using and stating that the logos where there are only a few burrows in the habitat conservation area and a few more down in the industrial/commercial area. He plans to submit a map showing this to the LRA on April 15, 2010 if the Commissioner's are in agreement.

There was a committee formed that reviewed the Notice of Interest (NOI) submitted by agencies announcing their results at the last meeting. At that meeting they stated that Irrigon's proposal and NOI was at the bottom of the list because they did not believe that Irrigon had the experience to do the industrial development.

Manager Breazeale has made a public records request to the LRA to look at the other NOI's to see what was submitted. No requested documents have been received to date.

The city council is very committed to this process of receiving some of the Army land. The Port of Morrow has been difficult with the City of Irrigon with this request and it is not known why. The Port of

Morrow should be working with the City of Irrigon to develop new jobs in the county. One of the proposals is that Division Road be opened all the way to Interstate 84.

Manager Breazeale stated that there are 1100 people employed at the Depot that will go away unless this area has something in place to hire these people. There are 72 people with Irrigon addresses that work at the Depot. The families will have to move, there will be empty houses and the children will be taken out of the Irrigon school district.

6. Building Permit – 4<sup>th</sup> Quarter 2009

Manager Breazeale stated that the spreadsheets for the building permits are for information only.

7. Additional Discussion

Manager Breazeale reported on the Children's Park, stating that the final plan is complete. The design will include a nature play area along with a nature garden. Commissioner Beamer asked if there would be surveillance cameras, Manager Breazeale stated that there are three surveillance cameras with zoom.

Manager Breazeale stated that Irrigon has had very little gang activity, although they are all around this area. He limits the activity of gangs to Sheriff Matlack doing an excellent job with controlling the situation.

There should be ground breaking for the Children's Park in two weeks, extra time has been spent on the design because there was unforeseen circumstance. The original budget did not have the design as part of the budget. A revised budget was submitted. A picture of the park will be on the city website soon.

There being no further discussion the meeting was adjourned at 7:42 p.m.

---

Submitted by/  
Penny Moore  
Utility Billing Clerk

---

Tanna Dole  
Planning Commission Secretary