



Planning Commission Meeting
Minutes
August 3, 2010
7:00 p.m.
Irrigon City Hall
500 NE Main Avenue

1. Call to Order and Roll Call

City Manager Gerald Breazeale called the meeting to order at 7:03 p.m., since Amy Sandy resigned from the planning commission to serve on the city council.

Planning Commission members present were: Stacy Nordquist, Tom Roberts, Foster Carroll and Dale Beamer (arrived at 7:10 p.m.). Tanna Dole was absent.

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

Citizens present: Shawn Fitzgerald.

2. Welcome New Planning Commission Members and Issue the Oath of Office and 3. Approve Minutes from the April 6, 2010 Planning Commission

City Manager Breazeale stated that the City Council approved Tom Roberts and Foster Carroll to the Planning Commission, and the oath of office was issued. It was stated that there was a quorum with three commissioners while waiting for Commissioner Beamer.

Manager Breazeale asked for the approval of the minutes from the April 6, 2010. It was moved by Commissioner Roberts and seconded by Commissioner Carroll to approve the April 6, 2010 minutes. Motion carried unanimously.

Manager Breazeale stated that a new chairperson, vice chairperson and secretary needed to be elected. It was stated that the election could be held at the next meeting when all Commissioners could be present.

7:10 p.m. Dale Beamer arrived.

Manager Breazeale asked for a volunteer for chairperson. Commissioner Nordquist volunteered. It was moved by Commissioner Beamer and seconded by Commissioner Roberts to appoint Commissioner Nordquist to serve as chairperson. Motion carried unanimously. Commissioner Nordquist took the seat as chair and conducted the meeting.

4. Land Reuse Authority - Update Umatilla Chemical Depot Land

Manager Breazeale reported the latest development on the land reuse plan of the Army Depot. A zoning map was handed out. The zoning map document titled Umatilla Army Depot Reuse Authority Redevelopment Plan and Implementation Strategy (UMADRA) draft was approved at the July 29, 2010 LRA meeting.

Manager Breazeale showed the map that was sectioned off with lines to the Commissioner's explaining the different color areas. The red area would go to the Army National Guard; the green area would be the US Fish & Game wildlife refuge; the blue area for industrial, which has the rail road on the west end; the orange area for highway commercial (stores, business, etc); the light blue area has the igloos and would not have any new construction. The purple area of the map is outside of the Army land and would be used for agriculture. It was stated that this map zoning does not provide what the City of Irrigon wanted in their plan; for example, wind development.

Manager Breazeale stated that the City of Irrigon still has issues with the NOI process, a paper with notes was passed out to the Commissioners from Manager Breazeale showing a brief history of unresolved issues with the NOI. This document was to be presented to the July 29, 2010 LRA meeting, however, the meeting was not opened for public comment. The City of Irrigon would like to resolve why UMADRA-LRA NOI review team had a zero score from Mr. Skeen (represents Confederated Tribes of the Umatilla Indian Reservation), Mr. Neal (represents the Port of Morrow) and Mr. Puzey (represents the Port of Umatilla); this confirms unfair treatment of Irrigon. It was stated that Irrigon will continue to pursue this issue and hopefully a new committee.

Commissioner Roberts stated that if the Army National Guard was to build their new buildings near the north end of their property line that this would help Irrigon. Commissioner Roberts also stated that 72 people that work at the Depot live in Irrigon and if there are no jobs for these people they will have to move out of Irrigon to pursue work somewhere else.

Manager Breazeale stated that Irrigon has a plan for economic development that the other applicants did not have.

5. Building Permit Activity

The first quarter of building permits were reviewed. Permits are down, very little building going on in Irrigon. The second quarter building permits were not available.

6. Additional Discussion

Manager Breazeale reported on the Trevor Fox Memorial Children's Park which should be assembled by August 19, 2010 and the grand opening could be September 4, 2010.

Manager Breazeale asked the Commissioners if there was any interest in changing the meeting time from 7 p.m. to 6 p.m. like the city council has done.

It was moved by Commissioner Carroll and seconded by Commissioner Beamer to move the meeting time from 7 p.m. to 6 p.m. Motion carried unanimously.

Commissioner Carroll asked if there was any thought to getting commercial businesses to come to Irrigon. Manager Breazeale discussed that in the past the city has needed water and sewer to attract

people and businesses to Irrigon, the city now have a good water and sewer system and the downtown area is ready also.

There was a brief discussion on the Irrigon Park and Marina District possibly having a RV park in the future.

There was a discussion on the streets in town that need to be paved. The gasoline tax does not generate enough funds for the streets to be paved in town. There will be a public meeting this month for discussion to form a Local Improvement District (LID). California, Tenth, Thomas, and Thirteenth Streets do not have sewer improvements at this time and the streets will need to be cut in the future if the streets get paved through the LID. A 2 inch overlay would be used for the project.

Elections continued, Commissioner Roberts volunteered for vice chair. It was moved by Chair Nordquist and seconded by Commissioner Beamer to appoint Commissioner Roberts to serve as vice chair. Motion carried unanimously.

There was a brief discussion on deferring the secretary position until all Commissioners would be present. It was moved by Chair Nordquist and seconded by Commissioner Roberts to defer election of secretary until all Commissioners would be present. Motion carried unanimously.

There being no further discussion. It was moved by Chair Nordquist and seconded by Commissioner Roberts to adjourn the meeting at 7:55 p.m. Motion carried unanimously.

Submitted by/
Penny Moore
Utility Billing Clerk

Stacy Nordquist
Planning Commission Secretary