

Eastern Oregon News, Baker
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MINE OPTION FILED

Mining options were filed with the county clerk a few days ago granting an option for purchase from Charles H. Mulkey for the Ruth and Gold Treasure placer claims to Ward N. Fancher.

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Zierman Baker (OK) Record - Carnahan 12-25-86 Sunny Slope DISTRICT

Planners OK Four Conditional Uses Including Mining Mill East of Town

Baker County Planning Commission at its last meeting of a busy year, Thursday night, examined applicants, and developed and acted upon criteria by allowing the four applications for conditional use of four ownerships in the Exclusive Farm Use Zone.

Two were obvious minor partition situations and two for recognized statewide standards as to uses within the zone.

One of the latter was the permit for Howard and Sandra Payton, Wingville farmers, to operate her home occupation — an upholstery shop — in an existing shop building on the ranch which is adjacent and to the north of Wingville Grange Hall.

The Paytons have the .767 acre plot deeded to them by his father who owns the adjacent Payton farm. Howard owns an additional 117 acres he farms also in the Wingville area.

The .767 acre piece has always been a separate tax lot and a homesite, and was reduced from 1.35 acres by the segregation for the Wingville Grange Hall, so has always been residential.

Traffic will be light with most being pickup and delivery, the Paytons said, but there is adequate access from the all-year county crossroads there. The use is allowed in the county plan and the building, existing is compatible, the planners said in allowing it.

In a brief appearance by Jim Day and Carl Carnahan, landowners, they asked that a stipulation of access through Carnahan for the Day approval several months ago be removed, and with "No" by John Brown and Dick Sipp, the commission OK'd the deletion. The issue was access to

National Forest Land beyond the Day property but several right-of-ways other than that through Carnahan was said adequate.

Plant Site OK'd

The minor partition for John Bootsma, owner of the rendering plant in the Sunnyslope District east of Baker, was granted as a continuing allowed auxiliary agricultural use in the zone.

The partition confines the rendering plant for conveyance to a new owner to 500 x 500 feet of the parcel, returning the balance to its original farm use parcel already in alfalfa. Mr. Bootsma said the more ambitious SSI Rendering By-Products plan for an enlarged factory did not pan out because more aggressive reception in Idaho caused the company to move the larger facility plan to that state.

Water rights will be disposed of and the Irrigation District taken care of and odor problems in rendering accommodated as in the past. Bootsma said he intends to sell the rendering plant to Kirk Smith with the new configuration which thus is different from the plant site created by the county years ago.

Ziermann Plan Accepted

In a major move for a mining development by George Ziermann for an open pit and hard-rock gold mine on twenty acres leased from the county five miles east of Baker, it allowed the request pending caution in surface reclamation and confinement of the operation by fence within its bounds and away from the Ingram gravel and rock quarry land to the west.

Ziermann explained his plans and the application indicated the approval is precedent to his getting a forty-year mining lease from the county, already running since 1983

following which testing has encouraged the local businessman to plan for a 10-to 12-ton ore mill. The county road department concern that it would encroach on road materials removal was satisfied by the applicant agreement.

A 40-foot thick ore body will be tested with the mill to determine the mining — whether by tunnel or pit, it was said, with approval granted subject to the reclamation plan which Zierman filed yesterday.

Patrick Shipsey, local doctor, was approved for reduced size of a non-conforming size of lot in the Rural Residential zone west of Baker at the juncture of the land with the steep west hills. Dr. Shipsey proposed to buy 65 acres of the steep hill back of his home, the former Contractor Irwin new dwelling, from Bob McKim's 111.6 acres. It increases Shipsey's ownership to 88, giving privacy to the hill which will be fenced. Much of the five-acre residential development on the Irwin road was developed out of the original parcel also. Shipsey is buying also 17 acres already in the RR zone and not needing approval. Owner McKim said the hill land has not been grazed since 1974 and "is too steep for any development." Cancellation of any water right and farm deferral if any is a condition of the approval.

Special Hearing Allowed

The planners in another action set a special meeting hearing for January 8 to accommodate Contractor Ray Hutchinson of Rt. Box 706, Ontario, who needs open pit approval for a gravel operation for the state highway at the Huntington-Dursin Creek I-84 overpass. He needs to crush 20,000 yards of gravel, he said.