



PLANNING DEPARTMENT

PO Box 40 • 205 Third Street NE
Irrigon, Oregon 97844
(541) 922-4624

MEMORANDUM

To: Morrow County Planning Commission
From: Stephanie Case, Planner II
Cc: Tamra Mabbott, Planning Director
Date: April 21, 2022
RE: Subdivision Ordinance Work Session

This memorandum is regarding our upcoming discussion on April 26th concerning the Morrow County Subdivision Ordinance (MCSO). The Subdivision Ordinance was adopted over 10 years ago and is well past due for an update. Over the last couple of years Planning staff have been working cooperatively with other departments to gather input and accomplish the update, with several delays along the way. It has become ever more apparent in recent months that there are several pressing issues that warrant the need for the Subdivision Ordinance to be updated.

The following is a brief outline of some of the items that have been identified to be addressed, and some discussion topics:

- Articles 3, 4 and 5: Updates relating to survey requirements to comply with Oregon laws. There are some things that need cleaned up, and other things that need to be changed to be more reflective of Statute. Please see the e-mail and attachment from Morrow County Surveyor, Matt Kenny.
- Former Morrow County Surveyor Stephen Haddock spent some time in 2020 and combed through the Ordinance to identify some changes, I have attached his draft for your reference and review. Much of his changes were also included in comments from Matt Kenny.
- Parcel size and site suitability for onsite septic systems: Currently, there is no listed parcel size for site suitability requirements in the Ordinance, but instead an imprecise requirement that it is available. A parcel over 4 acres generally is capable of meeting site suitability standards and as such it may be valuable to have a parcel size called out in the Ordinance that would or would no longer require site suitability as a precedent condition of approval.
- Administrative Provisions: Recent updates in the Morrow County Zoning Ordinance (MCZO) related to administrative provisions should be reflected or cross-referenced in the Subdivision Ordinance. Procedures are found in Article 9 Administrative Provisions of the MCZO.
- Application requirements: MCSO 5.020 outlines application requirements, which have been identified recently as an area that needs to be reviewed. One of the requirements that deserves some attention and clarity is the "intended use" of the proposed parcels. These criteria need to be more explicit and consistent with the Zoning Ordinance standards for application requirements.

As part of our discussion I would like to accomplish the following:

- Get input from the Planning Commission about the identified proposed changes.
- Discuss any additional items or topics within the Ordinance that need updated or included.
- The MCSO needs work generally and, in some areas, specifically. It has been discussed in the past to pull the MCSO into the Morrow County Zoning Ordinance (MCZO) so that various provisions, such as public notice and amendments, could be used to cover both eliminating confusion sometimes encountered, particularly when we are doing approvals that involve both Ordinances. Incorporating into the MCZO would require expanding the number of Articles within the MCZO and renumbering various Articles.
- Plan and Ordinance Maintenance: We are working toward updating Ordinances and Plans so we need to work to establish an annual or biannual process by which the MCSO is maintained.

Once the first draft is prepared, the MCSO will be reviewed in a regularly scheduled Planning Commission meeting for a recommendation to the Morrow County Board of Commissioners.

Looking forward to a great discussion!

Stephanie