



PLANNING DEPARTMENT

P.O. Box 40 • Irrigon, Oregon 97844
(541) 922-4624 or (541) 676-9061 x 5503
FAX: (541) 922-34

AGENDA

Morrow County Planning Commission
Tuesday, April 26, 2022 7:00 pm
Bartholomew Building
Heppner, OR

For Electronic Participation See Meeting Information on Page 2 - 3

Members of Commission

Jeff Wenholz, Chair
Stacie Ekstrom

Greg Sweek, Vice Chair
Wayne Seitz
Rod Taylor

Stanley Anderson
Karl Smith
Brian Thompson

Members of Staff

Tamra Mabbott, Planning Director
Stephen Wrecsics, GIS Planning Tech
Katie Keely, Compliance Planner

Stephanie Case, Planner II
Justin Nelson, County Counsel
George Nairns, Office Manager

1. **Call to Order**
2. **Roll Call**

Pledge of Allegiance: "I pledge allegiance to the flag of the United States of America and to the republic for which it stands: one nation under God, indivisible with liberty and justice for all."

3. **Minutes:** March 29, 2022
4. **PUBLIC HEARING** to begin at 7:00 pm (COMMISSION ACTION REQUIRED):

Conditional Use Permit CUP-S-354-22: Stanley Cutsforth, applicant and owner: The property is described as tax lot 1400 of Assessor's Map 1S 26E. The property is zoned Exclusive Farm Use (EFU) and located approximately 6-miles east of Lexington on Cutsforth Road. The request is to allow a home occupation for firearms training and associated sales. Criteria for approval includes Morrow County Zoning Ordinance (MCZO) Sections 3.010(C)(7) and Article 6.

5. **OTHER BUSINESS / WORK SESSION DISCUSSION**

- A. Draft Data Dashboard – Presentation by Stephen Wrecsics
- B. Subdivision Ordinance update – Discussion
- C. Long Range Planning Projects – Discussion

6. **Correspondence**
Directors Report – March

7. Public Comment

8. Adjourn

Next Meeting: May 31, 2022 at 7:00 p.m.
Location: Morrow County Government Building, Irrigon, OR

ELECTRONIC MEETING INFORMATION

Morrow County Planning is inviting you to a scheduled Zoom meeting. Topic: Planning Commission
Time: April 26, 2022 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/3696517452?pwd=dm9kTG1UbWM1OUUqRDdyVXA1TmU2dz09>

Meeting ID: 369 651 7452

Passcode: 335454

One tap mobile

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+13462487799,,3696517452#,,,,*335454# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 369 651 7452

Passcode: 335454

Find your local number: <https://us06web.zoom.us/j/3696517452?pwd=dm9kTG1UbWM1OUUqRDdyVXA1TmU2dz09>

Should you have any issues connecting to the Zoom meeting, please call 541-922-4624. Staff will be available at this number after hours to assist.

This is a public meeting of the Morrow County Planning Commission, and may be attended by a quorum of the Morrow County Board of Commissioners. Interested members of the public are invited to attend. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours before the meeting to Tamra Mabbott at (541) 922-4624, or by email at tmabbott@co.morrow.or.us.

**PRELIMINARY FINDINGS OF FACT
CONDITIONAL USE REQUEST
Application Number CUP-S-354-22**

REQUEST: To allow a home occupation for firearms training and associated sales.

APPLICANT/OWNER: Stanley Cutsforth
67509 Cutsforth Rd.
Lexington, OR 97839

PROPERTY DESCRIPTION: Tax Lot 1400 of Assessor's Map 1S 26E

PROPERTY LOCATION: Approximately 6 miles east of Lexington on Cutsforth Road

FINDINGS OF FACT:

- I. **BACKGROUND INFORMATION:** The parcel is over 1300 acres and zoned Exclusive Farm Use (EFU). The property is currently used for farming and residential purposes. The subject application is for a home occupation to allow firearms training and associated sales. The application indicates that the activities are secondary to the residence and the activities will take place at and near an existing structure on the property.
- II. **COMPLIANCE WITH MORROW COUNTY ZONING ORDINANCE SECTIONS 6.020, 6.025; 6.030; 6.050(G).** The requirements for approval are listed below in **bold type**, followed by a response in standard type.

SECTION 6.020 General Criteria In judging whether or not a conditional use proposal shall be approved or denied, the Commission shall weigh the proposal's appropriateness and desirability, or the public convenience or necessity to be served against any adverse conditions that would result from authorizing the particular development at the location proposed and, to approve such use, shall find that the following criteria are either met or can be met by observance of conditions.

(1) The proposal will be consistent with the Comprehensive Plan and the objectives of the Zoning Ordinance and other applicable policies and regulations of the County.

The proposed use is allowed as a Conditional Use Permit in the Exclusive Farm Use Zone. Staff would find that the proposed use would be consistent with the Comprehensive Plan and Zoning Ordinance once approved based on the criteria below.

(2) If located within the Urban Growth Boundary of a city, that said city has had an opportunity to review and comment on the subject proposal.

This criterion is not applicable as the proposed use is located outside the Urban Growth Boundary.

(3) The proposal will not exceed carrying capacities of natural resources or public facilities.

The proposed use will not place any additional burden on the carrying capacities of the natural resources or public facilities in the area because no physical alterations are being made that would affect the carrying capacities or public facilities. This criterion is met.

SECTION 6.025. RESOURCE ZONE STANDARDS FOR APPROVAL.

A. In the Exclusive Farm Use zone a conditional use may be approved only when the County finds that the use will not:

- 1. Force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or**
- 2. Significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.**

Staff would find that the proposed use will not force a change in accepted farming practices or significantly increase the cost of farming practices on surrounding lands because the use is not significant enough in nature to adversely impact the surrounding lands. Staff would recommend, however, that the applicant sign and record with the County Clerk a Right to Farm Disclaimer Statement to protect surrounding farming practices and agree to allow the use to co-exist with and not protest the farming practices. This is listed as a condition of approval.

SECTION 6.030 General Conditions In addition to the standards and conditions set forth in a specific zone, this article, and other applicable regulations; in permitting a new conditional use or the alteration of an existing conditional use, the Commission may impose conditions which it finds necessary to avoid a detrimental impact and to otherwise protect the best interests of the surrounding area or the County as a whole. These conditions may include the following:

- A. Limiting the manner in which the use is conducted including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.**
The proposed use shall be conducted in a way that will not disturb surrounding agricultural operations or neighboring residences. Any complaints received may result in a review of the activity and potential revocation of the permit.
- B. Establishing a special yard or other open space or lot area or dimension.**
This proposed use will utilize existing lot area. Planning staff would not recommend any additional requirements for open space.
- C. Limiting the height, size or location of a building or other structure.**
There are no new structures proposed with this application. Staff would not recommend any additional limitations on height, size, or location of the structures.
- D. Designating the size, number, location and nature of vehicle access points.**
 - 1. Where access to a county road is needed, a permit from Morrow County Public Works department is required. Where access to a state highway is needed, a permit from ODOT is required.**
The applicant has proposed using the existing access from Cutsforth Road. Morrow County Public Works was provided notice of the request and provided an opportunity to comment. The applicant is required to obtain any required approvals from the Morrow County Public Works to utilize the existing access point. This is listed as a condition of approval.

2. **In addition to the other standards and conditions set forth in this section, a TIA will be required for all projects generating more than 400 passenger car equivalent trips per day. A TIA will include: trips generated by the project, trip distribution for the project, identification of intersections for which the project adds 30 or more peak hour passenger car equivalent trips, and level of service assessment, impacts of the project, and mitigation of the impacts. If the corridor is a State Highway, use ODOT standards.**

This action will not trigger the need for a Traffic Impact Analysis as it will not generate more than 400 passenger car equivalent trips per day.

According to the application, the existing parking area for the farm and residence is available and adequate for the use. This criterion is met.

E. Increasing the amount of street dedication, roadway width or improvements within the street right-of-way.

No increase in street dedication, roadway width, or improvements in the right-of-way are proposed by the applicant. These preliminary Findings of Fact have been provided to Morrow County Public Works for their review and comment.

1. It is the responsibility of the land owner to provide appropriate access for emergency vehicles at the time of development.

Preliminary Findings of Fact have been provided to the Heppner Rural Fire Protection District for their review and comment.

F. Designating the size, location, screening, drainage, surfacing or other improvement of a parking area or loading area.

The property is located along Cutsforth Road and is currently used for farming purposes. The parking area is proposed near the existing shop building, away from the road, and as such no new conditions would be recommended and this criterion is met.

G. Limiting or otherwise designating the number, size, location, height, and lighting of signs.

Signage is not required or requested for this proposal. Any signs later installed must meet the sign requirements in the Morrow County Zoning Ordinance.

H. Limiting the location and intensity of outdoor lighting and requiring its shielding.

Lighting is not proposed in the application. Any outdoor lighting not similar to residential lighting should be limited and shielded from the roadway and neighboring residences.

I. Requiring diking, screening, landscaping or another facility to protect adjacent or nearby property and designating standards for its installation and maintenance.

The proposed use would not require diking, screening or landscaping to protect nearby property. Planning staff would not require any of these provisions due to the proposed use.

J. Designating the size, height, location and materials for a fence.

Based on the current and proposed uses planning staff would not require any actions under this criterion.

K. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.

This are no negative impacts based on the proposed use. Planning staff would not place any additional requirements.

- L. **Other conditions necessary to permit the development of the County in conformity with the intent and purpose of this Ordinance and the policies of the Comprehensive Plan.**
No additional requirements are deemed necessary.

SECTION 6.050 STANDARDS GOVERNING CONDITIONAL USES

A conditional use shall comply with the standards of the zone in which it is located and with the standards set forth in this subsection.

- G. **Home Occupations, when permitted as a conditional use and conducted as an accessory use, shall be subject to the following limitations:**
1. **The home occupation is to be secondary to the main use of the property as a residence and shall be conducted only by the resident of such dwelling within the same dwelling or in an accessory building on the same or adjacent property.**
The primary use of the property is for farming and residential purposes. The dwelling is the applicants' home and they will be conducting the home occupation. This criterion is met.
 2. **No structural alterations shall be allowed to accommodate the home occupation except when otherwise required by law, and then only after the plans for such alteration have been reviewed and approved by the Planning Commission. Such structural alterations shall not detract from the outward appearance of the building as an accessory structure to a residence.**
No structural alterations are proposed nor will be needed to accommodate the home occupation. This criterion is met.
 3. **One non-illuminated sign not to exceed 200 square inches and bearing only the name and occupation of the resident shall be permitted.**
No signs are needed or proposed. As indicated above any signs will need to meet requirements of the Morrow County sign ordinance. This criterion is met.
 4. **No materials or mechanical equipment shall be used which will be detrimental to the residential use of the property or adjoining residences because of vibration, noise, dust, smoke, odor, interferences with radio or television reception, or other factors.**
No materials or mechanical equipment which is detrimental to adjoining properties is needed for the proposed use. This criterion is met.
 5. **No materials or commodities shall be delivered to or from the property which are of such bulk or quantity as to require delivery by a commercial vehicle or a trailer or the parking of customer's vehicles in a manner or frequency as to cause disturbance or inconvenience to nearby residents or so as to necessitate off-street parking.**
The only deliveries required for the proposed use are incidental to the operations which will not be in such a quantity or manner that will disturb nearby properties. This criterion is met.
 6. **Retail sales shall be limited or accessory to a service.**

Retail sales are proposed accessory to the service. This standard is listed as a condition of approval.

7. No persons shall be employed except members of the immediate family.

The persons conducting the business reside at the residence on the property, only members of the immediate family may be employed for the home occupation. This criterion is met.

8. The permit allowing a home occupation shall be reviewed every 12 months following the date the permit was issued and may continue the permit if the home occupation continues to comply with the requirements of this section.

This permit shall be reviewed annually with other home occupation permits as long as the proposed use continues.

SECTION 6.075. LENGTH OF PERMITS, PERMIT HOLDER, RENEWAL AND REVOCATION.

A. Length of Permit and Permit Holder: The County may evaluate how long a particular conditional use is expected to remain valid. Some conditional uses may be considered "permanent" as a fully developed use that "runs with the land" and it attaches to and benefits the land and is not limited to a particular landowner. The County may require the owner of the original conditional use permit to record the permitted use on the deed record. The permit is the responsibility of the current owner of the property, whether that is the original applicant or a successor.

A conditional use permit may allow a use that would benefit the permit owner on a sporadic or temporary basis until the purpose for the conditional use permit no longer exists. Upon termination of the use, the land must be in a condition that it may be re-developed in compliance with its current zoning designation. The County may authorize a conditional use permit until a particular date, for a stated period of time, or until the occurrence of a particular event. Additionally, the County may stipulate that a Conditional Use Permit will be reviewed or renewable after a stated time period.

This permit allows a use that benefits the permit owner and is valid until the use no longer exists or the ownership of the land changes at which time the new land owner will need to reapply for a conditional use permit as a continued use. The proposed activities are subject to annual review with other home occupations.

B. Reviews and Renewals. If a review or renewal date is included as a condition by which a conditional use permit is granted, initial review would be ministerial and completed by the Planning Director. The holder of the conditional use permit will be required to make application and pay the requisite fee for review. The review would evaluate the permit conditions and adherence to them, determine if any changes had taken place with the uses allowed in the zone, and determine whether any complaints had been logged concerning the property or the conditional use. If any concerns arise further review will take place at a public hearing with notice. If no concerns arise the permit will be renewed.

For conditional use permits without a review or renewal condition, or if complaints are received concerning a conditional use permit, the County may review any valid conditional use permit for compliance with the conditions of the permit. This review would be a ministerial review done by the Planning Director. If it is deemed necessary by the Planning Director to amend or revoke the permit, a public hearing with notice must be held before the Planning Commission. If action is based on a complaint the complainant may be required to pay any permit review or renewal application fees.

This home occupation shall be reviewed annually with other home occupations therefore no condition is necessary. However, the applicant shall maintain the home occupation as presented in the application. If complaints are received and it is found that the permit is being performed outside what has been proposed the applicant will be responsible for paying any applicable review or renewal application fees. This is listed as a condition of approval.

C. Revocation or Vacation. Any conditional use permit may be vacated by the current landowner or by the County after appropriate notice and hearing when:

- **The use has been terminated and there is no expectation by the land owner and the County that the use will continue;**
- **The use is not being conducted in compliance with the stated conditions of the permit, or**
- **The County finds that the use jeopardizes the public health, safety and welfare of Morrow County and the use does not conform to the Morrow County Code Enforcement Ordinance or other adopted ordinances. (MC OR-1-2013)**

The County reserves the right to revoke the permit based on this criterion.

SECTION 6.080. OCCUPANCY PERMIT.

The Commission may require an occupancy permit for any conditional use permitted and approved pursuant to the provisions of this Ordinance. The Commission shall consider such a requirement for any use authorized by a conditional use permit for which the conditions have been established by the Commission upon approval of such use. The requirement of an Occupancy Permit shall be for the intent of insuring permit compliance and said permit shall not be issued except as set forth by the Commission. The authority to issue an Occupancy Permit upon compliance with the requirements and conditions of a conditional use permit may be delegated by the Commission at the time of approval of a specific conditional use permit to the Secretary of the Commission, the Planning Director, and/or the Building Official.

This proposal is inside and outside of existing buildings on the property, therefore this criterion would not be applicable for the proposed use.

- III. LEGAL NOTICE PUBLISHED:**
- April 6, 2022
Heppner Gazette-Times
- April 5, 2022
East Oregonian

IV. AGENCIES NOTIFIED: Mike Gorman, Morrow County Assessor; Eric Imes, Morrow County Public Works; Steve Rhea, Heppner Rural Fire Protection District; John Bowles, Morrow County Sheriff's Department; Justin Nelson, Morrow County Counsel

V. PROPERTY OWNERS NOTIFIED: April 6, 2022

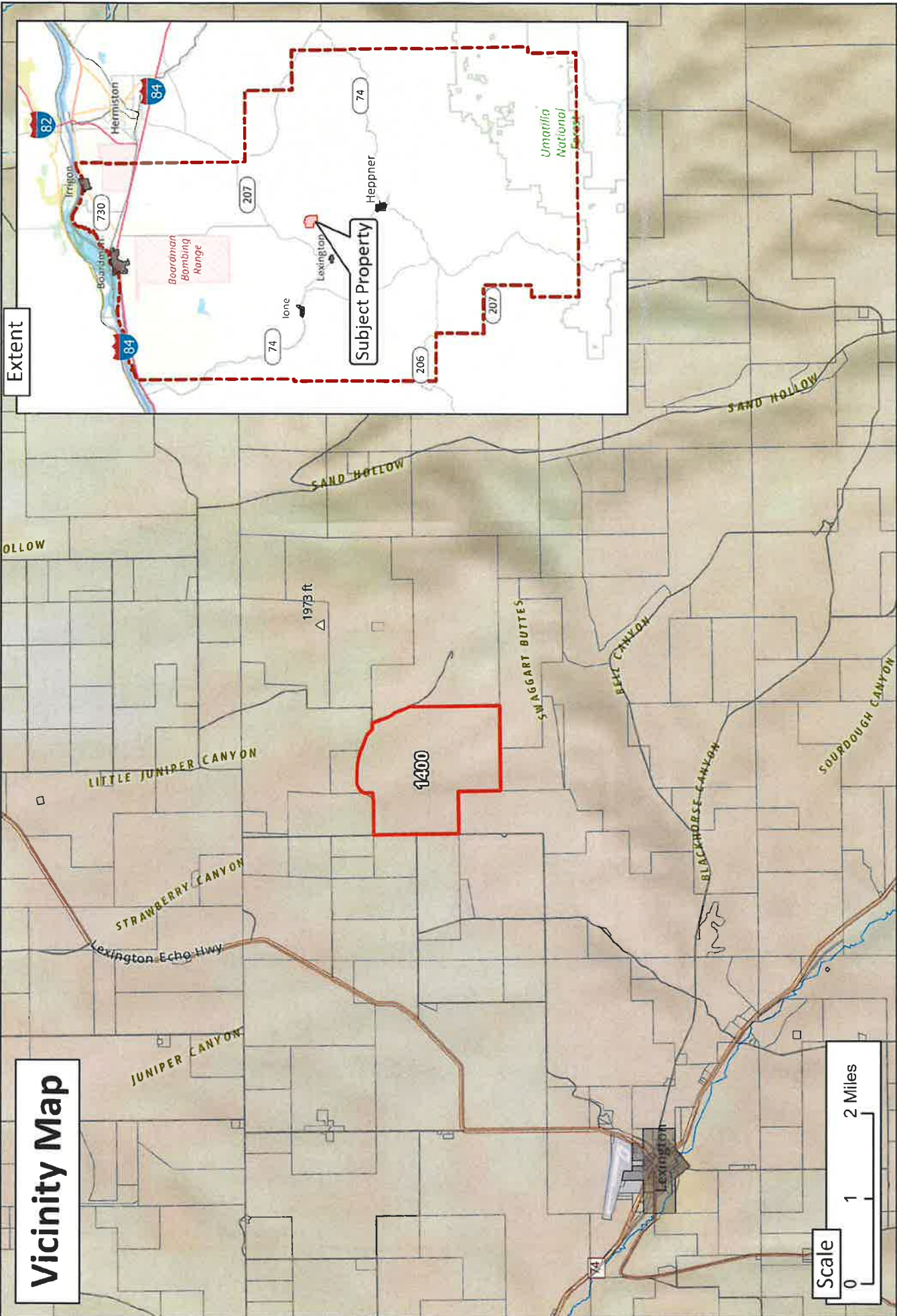
VI. HEARING DATE: April 26, 2022
Bartholomew Building
Heppner, Oregon

VII. DECISION OF PLANNING COMMISSION: The Planning Director recommends approval of the application subject to the following **CONDITIONS OF APPROVAL:**

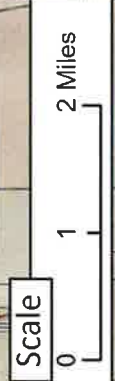
1. The property owner is required to sign and record with the County Clerk a Right to Farm Disclaimer Statement to protect surrounding farming practices and agree to allow the use to co-exist with and not protest the farming practices.
2. The applicant is required to obtain any required approvals from the Morrow County Public Works to utilize the existing access point.
3. The applicant shall maintain the home occupation as presented in the application. If complaints are received and it is found that the permit is being performed outside what has been proposed the applicant will be responsible for paying any applicable review or renewal application fees.
4. Retail sales shall be limited or accessory to a service.
5. This permit is valid until the use no longer exists or the ownership of the land changes at which time the new land owner will need to reapply for a conditional use permit as a continued use.

Jeff Wenholz, Chair Date

Attachments:
Vicinity Map
Plot Plan

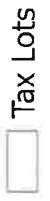


Vicinity Map



CUP-S-354-22
 Stanley Cutsforth
 1S 26E TL1400

Legend



Tax Lots

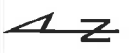


Subject Parcel

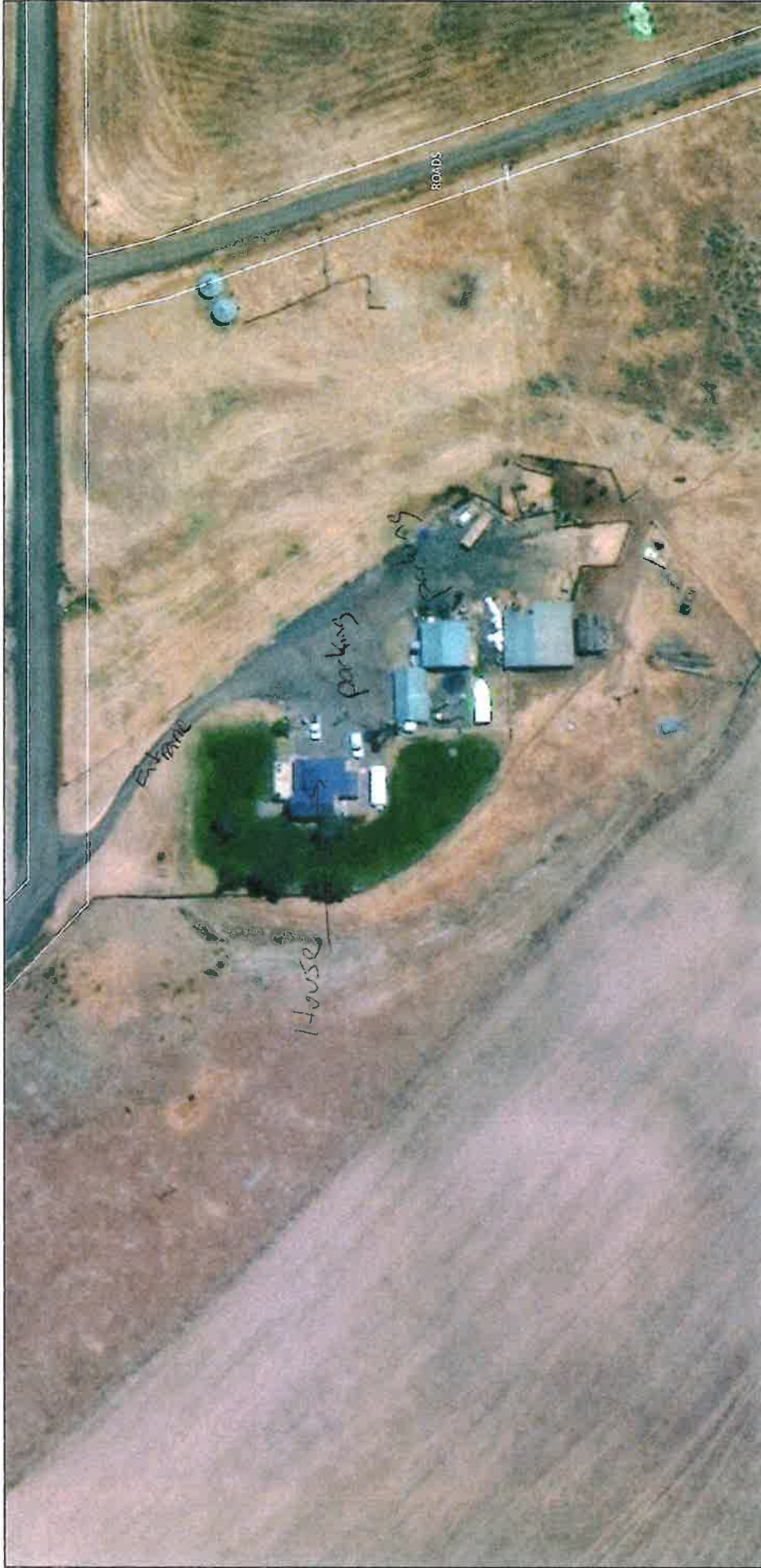


Date Saved: 4/6/2022 7:26 AM

Cartography By: Stephen Wreccics
 Morrow County Planning Department
 Coordinate System: NAD83 Oregon GIC Lambert ft
 Datum: North American 1983
 Projection: Lambert Conformal Conic
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ArcGIS Web Map

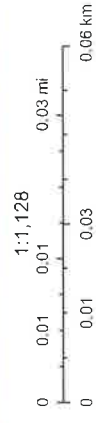


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Morrow County Boundary

Morrow County Assessor's Map Index

Morrow County Tax Lots



Maxar, Microsoft

MORROW COUNTY PLANNING DEPARTMENT LONG RANGE PLAN presentation for Budget. April 13, 2022 update.

Level I	Notes	Year	Assigned Staff
Department Vision and Goals	With Full Department Team.	2022	All Staff, draft under review.
Comprehensive Plan Update	Goal 10 Housing Update Complete 2021 Goal 3 Farmland: Clean up, organize, reconcile. Goal 13 Energy with Navy grant, MEAC Goals, ORESA Goal 14 Urbanization (County exceptions): reformat. Transportation System Plan Update	Begin in 2022	Various staff.
Zoning and Subdivision Ordinance Update	Attached list includes minor clarifications (housekeeping), mandatory legislative changes and other changes.	2022	Stephanie Case
NHMP Update	2021/22 DLCD Grant to OEM pending. County EM is lead.	Begin 2022	With Paul Gray, Emergency Manager
Code Enforcement	Ordinance update completed in 2021. Compliance Planner begin January 2022 Design and develop targeted neighborhood projects. Budget for Capital Projects (e.g. improvements to West Glen)	2022-23	Ordinance update complete. Katie Keely, Compliance Planner
Housing	Implementation of 2019 Housing Strategy/BLI - assist cities as needed. County adopted Housing Strategy/BLI/HNA w/ updated Goal 10 Housing in 2021. County adopted RR-10 Zone in 2021. DLCD Housing Implementation Grant 2022-23 for lone, Lexington, Heppner Consider ADU and ADU Standards for rural residential zones. Regional Housing Needs Assessment (RHNA) Committee	2021-2023	Tamra Mabbott
Ordinance Inventory	Project began in 2021. Identify all past Land Use Ordinances, scan, add to website.	2022	George and Stephanie
Level II	Notes	Year	Assigned Staff
Columbia River Heritage Trail	Signage and Marker Plan (draft w/ Intern). Convene Trail Stakeholders. Funding for signage. Funding for grant applications and environ coordination. EOVA membership and project coordination. Partner with ODFW for Irigon Wildlife Refuge Trail improvements. Identify project priorities for sections on federal lands, secure environmental and other permits. Pursue Grants after secure federal approval and adopt plan update Recreation Trail Program Grant Application (up to \$2 million total) County Opportunity Grant Program 25% local match ODOT Community Paths Grant (2024) 10.27% match (total up to \$4 million) Local Government Grants Program 20% match (\$40k max) Funding for grant writer and environmental compliance. \$10,000-\$15,000 annually	2021 - Ongoing	Various staff.
Goal 9 Update	DLCD Technical Assistance Grant for lone, Lexington, Heppner (Boardman and Irigon declined) Project will include Economic Opportunities Analysis (EOA) for industrial and commercial lands and implementation strategies. Grant approved Nov 23, 2021.	June 2022-June 2023 grant cycle	Tarra Mabbott and Stephanie Case.
GIS System Upgrades and Drone	Upgrade to GIS software, and development of UAS platform. Funded fy 2021-22.	Purchase 2021-2022 fy. Funding allocated 21-22.	Stephen Wreccis
Tourism	Planning support with regulations, brochures, code, capacity, etc. Identify funding and budget line.	Contract January 1, 2022-23	Contract with Kara Walchli

Transportation Planning	Update Public Transit Section of TSP. Draft complete. January 2022 P.C. hearing. IAMP for Bombing Range Road/Hwy 730/I 84. Seek funding from ODOT, Port/Laurel Lane/I 84 IAMP Update Update TSP with TGM Grant to Include Bike/Ped Paths Develop Access Coordination Framework with Public Works Update Rural Address and Road Naming Ordinance (Article 5 MCZO) Reconcile Road Name Lists and Classification the create GIS shapefile with ORMA. require the or intern and office equipment	2022 - 2025	
Digitize Property Files		2023 or 2024	
3-5 Year	Notes		Assigned Staff
JMA Updates	Project left off in circa 2019.	2023 or 2024	
Building Inspection Program	Set up county program with county employee. Require one inspector the and one office support person that could also serve as Permit Tech.	2024	
Aggregate Update	Create single inventory; add county sites.	2025	
OTHER	Notes		Assigned Staff
Increase Fuel Budget	Price of fuel and full time Compliance Planner	\$1,000 increase	
Professional Development and Training	Team Building training. Leadership training. Floodplain certification for 1-2 planners.	\$1,000-\$2,000 increase	
Desktop Scanner	For scanning property files, etc.		
Dedicated Copy Machine	Depends on logistics and operations and new building.	Would need for Building Inspection Program.	



MEMORANDUM

To: Morrow County Board of Commissioners
From: Tamra Mabbott, Planning Director
CC: Planning Commission
BOC Date: April 13, 2022
RE: Monthly Planning Update

Planning Commission Update

Planning Commission held their March 29, 2022 meeting in Irrigon, providing both in person and virtual (Zoom) participation. Four applications were approved.

Current Planning Activity March 2022

- Zoning Permits – 9
- Land Use Compatibility Reviews – 6
- Conditional Use Permits – 1
- Land Use Application – 1 Administrative
- Agriculture Building Permit Exemption – 2
- Zone Change – 1
- Pre-Application Meetings (Energy Projects) – 2

Code Enforcement Activitys

- 3 new complaints- Garbage, Junk & General Nuisance
- 2 complaints- Vehicle Nuisance, Numerous RVs parked on property
- 3 cases closed – Properties have been cleaned up.
- 1 code case closed – Planning Commission approved Medical Hardship application.
- 1 court case closed- violation resolved. Landowner purchased industrial property to store commercial vehicles and semi-trucks and moved off residential property.
- 1 Court Case Continued- Making Progress with removal of Garbage and vehicles. Court Date scheduled.
- Communicating with 8 non-permitted trucking business operations located in residential zones.
- Other outstanding/ongoing cases - 37

Columbia River Heritage Trail

No new formal activity in March however, staff continue to work on the final sign plan. Additionally, staff are costing metal placards and Heritage Trail logo stickers to replace damaged signs.

Natural Hazard Mitigation Plan (NHMP)

Planning staff are involved with Paul Gray, Emergency Manager, on the NHMP update. A county-wide kick off meeting with all cities, emergency responders, natural resource agencies, etc. will be held in May.

Tourism

Karie Walchli, Tourism Coordinator for Morrow County, hosted an in-person community meeting in Heppner on March 31. The purpose was to get community input on her work to develop a Tourism Development Plan. Anyone with ideas or interest can contact Ms. Walchli at kariewalchli@gmail.com

Energy Projects

Staff continue to coordinate and host pre-application meetings for permitting new solar and other energy developments. List of pending and approved projects can be found here:

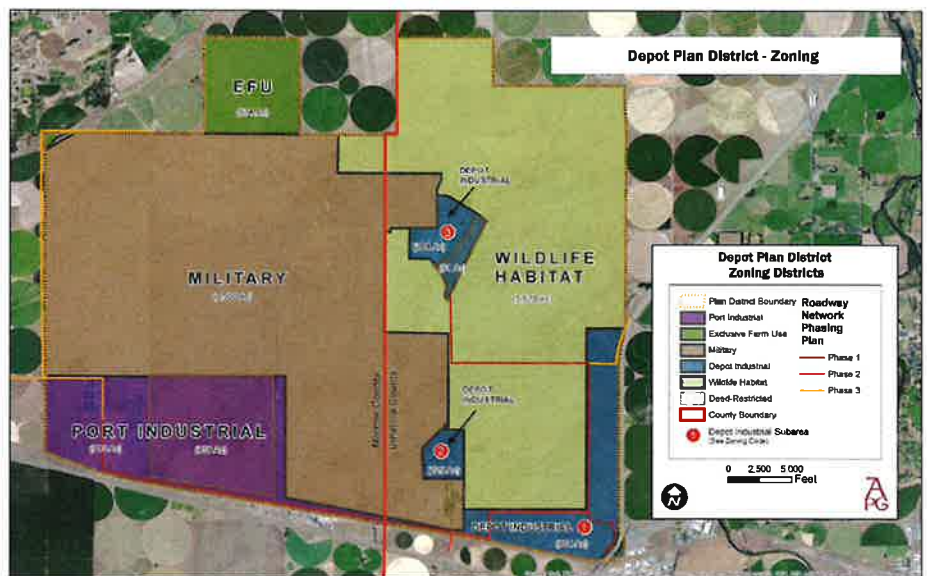
<https://www.co.morrow.or.us/planning/page/renewable-energy-1>

Data Centers in Morrow County

The 7th data center in Morrow County was recently approved by Planning Commission. All but one data center campus is located outside city limits. Planning Commission asked to have a work session to discuss the permitting process (varies depending on zoning of property), impacts of data centers and possible changes to county Zoning Ordinance.

Army Depot

Planning staff have been coordinating with Umatilla County Planning, Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Planning, Oregon Military Department and Columbia Development Authority (CDA) staff on a number of topics, including future access, zoning and building requirements. Public Works Director, Eric Imes is also helping with road networks and road standards. Additionally, staff have fielded questions about protection of burrowing owl habitat.



Grants Round Up

March 15th was the kick off meeting for the Housing Implementation Plan project for Willow Creek Valley, including city and county staff and consultant ECONw. A schedule of public meeting dates will be released later. Residents of Lone, Lexington and Heppner communities interested in the project please contact City Hall or County Planning Department. Staff are working on the Request for Proposal to work on the Goal 9 Economic Development plan for Lone, Lexington and Heppner.

Access Permit Coordination

Planning and Public Works staff are working together to streamline the permitting process for access permits, including updating forms and adding geographic coordinates that link rural addresses and driveways. The two departments are beginning to study more closely two roadways that have potential for significant new developments and associated traffic – Tower Road and Bombing Range Road. An Interchange Area Management Plan is under consideration.

Water and Land Use

New in March was a bi-county effort to submit a Congressional Direct Spending (CDS) request. The effort was spearheaded by Morrow County Commissioner Melissa Lindsay and Umatilla County Commissioner Dan Dorrان. If successful, counties would be able to fund water filters for residents with wells containing high levels of nitrates. This effort complements the work over the years of the Lower Umatilla Basin Groundwater Management (LUBGWMA) Committee which has been focused on reducing nitrates in groundwater.

Data Dashboard

Department is working on a new data dashboard for general county use. Stephen Wrecsics will give a demonstration of his first draft during the Board of Commissioners meeting. Once complete, the dashboard will be updated periodically.

Planning Trivia Question of the Month: How many unlicensed, inoperable vehicles are allowed to be stored outside on a single parcel?

Answers to last month's trivia question: How many people serve on the Morrow County Planning Commission? The Commission is a nine-person body appointed by the Board of Commissioners. County is currently looking for a person from the Greater Boardman area to serve. Contact George Nairns if you have an interest. gnairns@co.morrow.or.us