



To: Morrow County Board of Commissioners
From: Tamra Mabbott, Planning Director
CC: Planning Commission
BOC Date: September 20, 2023
RE: Monthly Planning Update

Mission Statement

Morrow County Planning Department provides guidance and support to citizens for short term and long-range planning in land use, to sustain and improve the county's lands for future generations. Our goal is to foster development where people can live, work & play.

Planning Commission held their regular meeting on August 29th, including one public hearing and two works session items. Planning staff presented a summary of legislative changes. See attached spreadsheet. Based on commission comments staff have begun working on code updates which will include general code changes as well as updates based on state legislation.

Board packet and all of the application materials are posted on the department website.

<https://www.co.morrow.or.us/planning>

<u>Planning Permits</u>	<u>August 2023</u>
Zoning Permits	5
Land Use Compatibility Reviews	4
Land Partitions	0
Property Line Adjustments	0
Land Use Decisions	0
Rural Addresses	1
Plan and Zone Amendment	0
Farm Ag Exempt Permit	1

Energy Projects

Planning Office has received several inquiries about temporary RV parking for construction workers during construction of renewable energy and transmission line projects. Temporary parking of RV's is permissible, provided the Conditional Use Permit for the project identifies parcels of land and a land owner obtains appropriate land use permits from Planning Department. For more information, interested landowners are encouraged to contact the Planning

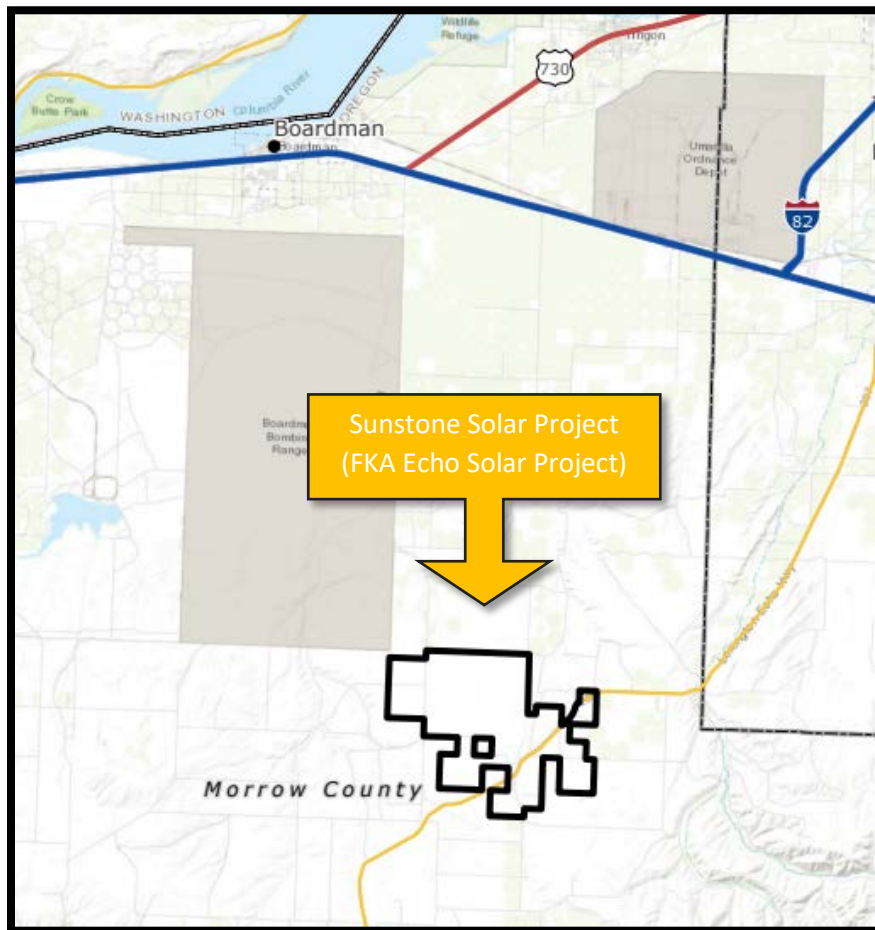
Department. Proper siting and permitting is important also to assure fire and police responders can locate the RV's.

Status of energy projects in Morrow County is found here on the department webpage:

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

Staff had meetings with development teams from Sunstone Solar and Wheatridge Renewable Energy Project East.

Several projects are in various stages of local and state permitting. Staff continue to work on review and coordination with other local agencies, 10 pre-construction reports for the Boardman to Hemingway transmission line project.



Morrow County Heritage Trail

Good news! The Heritage Trail Master Plan has been recommended for funding by the Local Government Grant Program (LGGP) Advisory Committee. The Oregon Parks and Recreation Commission will make a final decision at their September 20th meeting. If awarded, county will begin an update of the Concept 2000 Concept Plan and develop a robust plan to include an assessment of existing conditions, conceptual trail alignment and capital improvement plan design guidelines, policies and procedures and an implementation and funding plan. Public involvement will be vital for this planning effort.

Staff met with consultants at Sea Reach Ltd and discussed a plan moving forward for producing new interpretive panels as well as reviewed physical sites for the updated panels. Initial drafts of the interpretive panels will be reviewed at a county review meeting to allow provision of comments. This meeting will be held November 13, 2023 at 10:00 am in the Don Adams

Conference Room. Metal trail marker signs were refinished and prepped for replacement throughout the trail.

The existing panels can be viewed on the Planning webpage:

<https://www.co.morrow.or.us/planning/page/heritage-trail-panels>

Willow Creek Valley (WCV) Community Development Projects

Staff met with a landowner to discuss a new subdivision and WCVED staff to discuss water needs and a proposed well project needed for the east hill in Heppner. A new well and subdivision would be a significant addition to housing supply in Heppner.

Access to Transportation – Rural Transit Equity (RTE) Pilot Project

Eastern Oregon University Rural Engagement and Vitality (REV) staff and faculty, along with Department of Land Conservation and Development staff, presented the project to the Planning Commission. The next and final steps of the project is to distribute the report to stakeholders and then work toward implementation. In addition to adding value to transit, the project was intended to help local governments adapt public involvement techniques to involve historically under-represented populations. That target was met, including robust engagement with non-English speaking members of Boardman and Irrigon communities. Final version of the report will be posted soon on the Planning Department web page.

WATER AND PLANNING ACTIVITIES

Water Advisory Committee

Staff and GSI Water Solutions Inc., are finalizing four Briefing Papers (water quality, quantity and drinking water and special projects in the region). WAC met on September 11th in Irrigon to provide additional input on the Briefing Papers. Next steps will be to schedule a presentation of the Briefing Papers to the Board of Commissioners. The WAC began conversations about projects and policy which will also be presented to Board of Commissioners. Additionally, staff is developing materials about the work of the Water Advisory Committee the department website. Additional materials such as research, reports, data, etc. will be added later.

<https://www.co.morrow.or.us/planning/page/water>

The attached graphic illustrates various stages of efforts related to water in Morrow County.

The relationship of Water and Land Use is a relatively new and emerging consideration for planners. Every local comprehensive plan must address water quantity (Statewide Planning Goal 5) and water quality (Statewide Planning Goal 6). With the work of the WAC, these sections of the Morrow County Comprehensive Plan will likely be updated.

LUBGWMA

Planning Director attended the August 17th full day workshop in Boardman. Meetings and other materials on the LUBGWMA are posted here: <https://lubgwma.org/>

Drinking Water mid- and long-term solutions.

County staff and GSI Water Solutions Inc. are awaiting final review by the Environmental Protection Agency (EPA) for the grant application required to access the \$1.7 million congressional earmark. Ducote Consulting was added to the team to assist with procurement of a consultant. Next steps will include coordination with Umatilla County and procurement of engineering services.

Planning Director coordinated a tour and panel presentation on water for the Eastern Oregon Economic Summit in La Grande, held August 3rd and 4th in La Grande. The tour featured five projects in the Union County place-based plan.

Water Data and Mapping

Staff has secured commitments from Oregon Water Resources Department (OWRD) and Oregon Department of Environmental Quality (ODEQ) for well log and testing data which county which Associate Planner/GIS Planner, Stephen Wreccics will use to develop an enhanced mapping project of the LUBGWMA. The data will allow county to develop and maintain a comprehensive dataset of parcels in the LUBGWMA.

CODE COMPLIANCE

- 5 new complaints- Weed complaint, RV's as dwellings, abandoned vehicles and Garbage.
- 1 complaint- Property has overgrown Noxious weeds on the property.
- 1 complaint- Junk all over property, RV as dwelling
- 1 complaint- RV as dwellings & Abandoned vehicles on the property.
- 1 complaint- RV as dwelling
- 1 complaint – RV as dwelling, damage to the road between properties to provide electricity.
- 2 closed complaints - RV & damage to road, Weeds
- 1 complaint- MCSO went out and spoke to the subjects about the damage to the road, the RV and running electricity from a residence across the road to another property. Property owner corrected the issue while deputy was there. Follow up check, RV is moved and there is no longer damage to the road.
- 1 complaint- Courtesy pictures taken and forwarded to the Morrow County Weed Coordinator.
- Communicating with 20 non-permitted trucking business operations located in residential zone. Looking for property in Boardman area that might be suitable for a truck parking and repair business.
- Conditional use permit/home occupation renewed for another year by the Planning commission. Property owner is in full communication with Compliance planner.
- Other outstanding/ongoing cases – 41

Natural Hazard Mitigation Plan (NHMP) Update Staffing adjustments at Oregon's Department of Land Conservation and Development (DLCD) have slightly affected schedules. Stakeholders are adapting to these modest changes as they work within the revised scheduling framework. Anyone interested in the NHMP Update please contact Stephen Wreccics swreccics@co.morrow.or.us The plan update is scheduled to be complete the first half of 2024.

Other

Planning Director was appointed to the Technical Working Group for the Department of Land Conservation Development Farm and Forest Conservation Program Improvement Plan. The first meeting on August 31st included a review of the historical policy and statutory rules for farm and forest land in Oregon. Working Group recommendations will be forwarded to the Land Conservation & Development Commission in early 2024.

Staff continue to coordinate with teams from AWS for permitting various stages of data center development in Morrow County. Additionally, Public Works, Planning and Legal Counsel are negotiation for road improvements associated with traffic from data centers.

Drone Update



The Planning Department's drone has proven invaluable in several key projects. Firstly, it was instrumental in creating both 2D and 3D maps for the Lexington downtown improvement project. These detailed maps played a crucial role in applying for grant funding by providing a comprehensive visual representation of the proposed changes, aiding in effective communication with stakeholders and identifying the project's potential impacts.



Secondly, the drone was utilized to produce a precise 2D map of Cutsforth Park, which will aid in planning for future snowmobile storage sheds. This map ensures optimal utilization of space for infrastructure planning. Lastly, the drone's 2D mapping capabilities were employed to analyze parking density during the Morrow County Fair/Rodeo.

