



# PLANNING DEPARTMENT

P.O. Box 40 • Irrigon, Oregon 97844  
(541) 922-4624 or (541) 676-9061 x 5503  
FAX: (541) 922-3472

## AGENDA

**Morrow County Planning Commission**  
**Tuesday, January 31, 2023, 7:00 pm**  
**Morrow County Bartholomew Building**  
**Heppner, OR**

[For Electronic Participation See Meeting Information on Page 3](#)

### Members of Commission

Stanley Anderson  
Charlene Cooley  
Stacie Ekstrom

John Kilkenny  
Mary Killion  
Elizabeth Peterson

Wayne Seitz  
Karl Smith  
Brian Thompson

### Members of Staff

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

Stephanie Case, Planner II  
Michaela Ramirez, 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. Election of Officers**

**4. Minutes:** December 6, 2022 [pages 3-5](#)

**5. PUBLIC HEARINGS** to begin at 7:00 pm (COMMISSION ACTION REQUIRED):

**Presented By: Stephanie Case, Planner II** [pages 6-9](#)

**Replat R-N-080-23: Dixie Earle and Cynthia and Barry Turner, Applicants and Owners.** The properties are described as tax lot 400 of Assessor’s Map 5N 26E 23C and tax lot 1302 of 5N 26E 23B. The properties are zoned Rural Residential (RR) and located north of Washington Lane between West Seventh Road and Steagall Road. The request is to adjust a shared property line via replat. Criteria for approval includes Morrow County Subdivision Ordinance Section 5.075 Replatting and Morrow County Zoning Ordinance (MCZO) Section 3.040 Rural Residential Zone.

**Presented By: Stephen Wrecsics, GIS Technician** [pages 10-14](#)

**Variance V-S-047-23: Allstott Construction LLC., Applicant. Mike and Christy Correa, Owners.** The property is described as Tax Lot 1100 of Assessor's Map 2S 26E 34DD. The property is zoned Suburban Residential. The request is for a variance to setbacks stipulated in MCZO Section 3.020H Setback Requirements to site a shop. Criteria for approval include MCZO Article 7 Variances.

**6. OTHER BUSINESS** -Planning update [pages 15-19](#)

**7. Correspondence-**

- Population Data [pages 20-25](#)
- Water Planning and Land Use Planning [pages 26-30](#)
- Morrow County Water Coordinator [page 31](#)

**8. Public Comment**

**9. Adjourn**

**Next Meeting:** Tuesday, February 28, 2023, at 7:00 p.m.  
Location: Morrow County Government Center, Irrigon, OR

### ELECTRONIC MEETING INFORMATION

Morrow County Planning is inviting you to a scheduled Zoom meeting. Topic: Planning Commission  
Time: January 31, 2023, 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**

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](mailto:tmabbott@co.morrow.or.us).*

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**Minutes of the Public Meeting of the  
 Morrow County Planning Commission  
 Tuesday, December 6, 2022, 7:00 pm  
 Morrow County Government Building, Irrigon, OR  
 (Meeting was held in person and through video conference via Zoom)**

**Morrow County Planning Commissioners Present:** Chair Wenzholz, Commissioner Ekstrom, Commissioner Taylor, Commissioner Anderson, Commissioner Smith

**Attendance via Zoom:** Vice Chair Sweek, Commissioner Thompson, Commissioner Seitz, Attorney Dan Kearns

**Excused Absent:** Mary Killion

**Morrow County Staff Present:** Tamra Mabbott, Planning Director, Stephanie Case, Planner II, Stephen Wrecsics, GIS Planning Technician, Michaela Ramirez, Office Manager

**Called to order:** Meeting was called to order by Chair Wenzholz at 7:00pm

## Roll Call

The Pledge of Allegiance was recited.

**Approval of Minutes:** Chair Wenzholz asked for approval of September 27, 2022 meeting minutes; Commissioner Taylor moved to approve; Commissioner Ekstrom seconded the motion. Unanimous approval.

**Public Hearings:** Chair Wenzholz read the Planning Commission statement and Hearing Procedures.

**PUBLIC HEARINGS** to begin at 7:00 pm (COMMISSION ACTION REQUIRED):

*Hearing continued from September 27, 2022. Note: Applicant has requested this hearing be continued to the December 6, 2022 meeting. [Applicant requested to withdraw permit per email 11/21/22.](#)*

*Continued from September 27, 2022: **Conditional Use Permit CUP-N-355-22 and Comprehensive Plan Amendment AC-140-22: OneEnergy Development, LLC., applicant, and Madison Ranches Land 4, LLC., owner.** The properties are described as Tax Lots 1701, 1101, 1400, and 1401 of Assessor's Map 3N 27E. The properties are zoned EFU and located between the Boardman Bombing Range and Highway 207, approximately 6 miles southwest of the intersection of I-84 and I-82. Request is to allow the construction and operation of a 74-Megawatt Photovoltaic Solar Array with optional battery storage. Approval criteria for the Comprehensive Plan Amendment (AC-140-22) include Morrow County Zoning Ordinance (MCZO) Article 8 Amendments, ORS 197.732 and OAR 660-033-0130(38) for the exception to Statewide Planning Goal 3 Agricultural Lands to allow a solar development on up to 600-acres in the EFU zone. Criteria for approval for the Conditional Use Permit (CUP-N-355-22) include the MCZO Article 3 Section 3.010 EFU and Article 6 Conditional Uses.*

**Property Line Adjustment by Replat R-N-079-22: Yvette and Claire Hanson, applicants and owners.** The properties are described as tax lots 1000, 1100, and 1200 of Assessor's Map 5N 26E 36BB. The properties are zoned Rural Residential at the north end of Wagon Wheel Loop, approximately 2 miles southwest of Irrigon. Request is to adjust property lines to the existing fences. Criteria for approval include the Morrow County Subdivision Ordinance (MCSO) Article 5 Land Partitioning.

Stephen Wrecsics GIS Planning Tech presented the findings. Stephen realized an error in the wording of the request and said he would retype the findings to correct.

Comment letter of approval was emailed from District Manager, Bev Bridgewater.

Chair Wenholz asked the Commissioners if there were any questions for Stephen. There was none. There was no one to speak in opposition.

Chair Wenholz asked for public comment. Applicant, Yvette Hanson, requested the application to go through. She gave an explanation of the length of time she has been working on this project.

Chair Wenholz explained the application process to the applicant.

Chair Wenholz closed public comment. Commissioner Smith moved to approve application **Property Line Adjustment by Replat R-N-079-22.**: Commissioner Ekstrom seconded the motion. Called for a vote. unanimous approval.

**Comprehensive Plan Amendment AC-141-22, Comprehensive Plan Map and Zoning Map Amendment AC(Z)-142-22 and Conditional Use Permit CUP-N-357-22. Morrow County Public Works, applicant, and JJMC, LLC., owner.** The property is described as Tax Lot 400 of Assessor's Map 1S 24. Property is zoned EFU and is located north and west of the City of Lone. Parcel is 4,916 acres (approx.); proposed quarry is 20 acres. Access to the quarry would be Ella Road. Request is to add the 20-acre quarry to the Comprehensive Plan Goal 5 inventory as a large significant site, apply the Aggregate Resources Overlay Zone to the 20-acre area and approve a Conditional Use Permit to allow mining, rock crushing, stockpiling, and associated mining work. Approval criteria include MCZO Article 8 Amendments, MCZO 3.010 Exclusive Farm Use Zone, MCZO Article 3.200 Significant Resource Overlay Zone, ORS 215.298 Mining in EFU Zone, OAR 660-023-0180(3)(5)(7), OAR 660-023-040 and OAR 660-023-050 and MCZO Article 6 Conditional Uses.

Planning Director Mabbott presented the findings. Stephen Wrecsics, GIS Planning Tech presented the vicinity map. Planning Director Mabbott commented that the landowner did not have a problem with the development. A letter from Department of Geology and Mineral Industries (DOGAMI) (Nick) was Given county local ordinance a mining permit from DOGAMI is not required. Planning Director Mabbott commented about the hours of operation for any comments about the project. Chair Wenholz requested the hours should be 7 am - 4 pm. Planning Director Mabbott wanted to make clear who should be the point of contact relative to conditions. Commissioner Taylor suggested that the Planning Department should be the point of contact. No one disagreed. Commissioner Taylor thought he should not be voting on the matter because he is Mayor of the city. Commissioner Wenholz commented that it is not city limits. Commissioner Taylor asked Commissioner Ekstrom for her opinion and everyone took a closer look at the map. Planning Director Mabbott asked Attorney Dan Kearns if Commissioner Taylor should exclude himself. Attorney Kearns replied, "if commissioner Taylor doesn't stand to profit" there is no need to recuse.

Chair Wenholz asked if there were any questions, and there were no questions.

Chair Wenholz opened public comments.

Public Testimony-Eric Imes, Public Works of Morrow County explains that the County lost their quarry and thought the area, on the map displayed, was the best site they could find.

Chair Wenholz asked if there were any questions.

Commissioner Taylor asked about the easement.

Eric Imes explained where they were rebuilding that approach.

Commissioner Seitz asked if there was room for a road.

Eric Imes responded yes.

Chair Wenholz asked if there were any more questions. There were none.

Chair Wenholz closed Public testimony.

Chair Wenholz called for questions from Commissioner for Staff.

Commissioner Taylor moved to approve **Comprehensive Plan Amendment AC-141-22, Comprehensive Plan Map and Zoning Map Amendment AC(Z)-142-22, and Conditional Use Permit CUP-N-357-22.**

Commissioner Taylor moved to approve-Commissioner Ekstrom seconded, unanimous approval.

## **OTHER BUSINESS**

Unanimous vote on the new 2023 Planning Commission Calendar.

**Correspondence/Staff comment:** Planner Stephanie spoke about the Heritage Trail Project. Stephanie and student intern Caren Cardenas are in the process of contacting stakeholders to provide input on updating and replacing Interpretive Panels.

Planning Director Mabbott noted that GSI was chosen to do the Water Coordinator work for county.

Planning Director Mabbott and Katie Imes are working with Eastern Oregon University, Rural Engagement and Vitality (REV) Center on a rural transit equity project.

**Public Comment-** no comments

**Adjournment:** Meeting was adjourned at 7:47 pm

**Next Meeting:** Tuesday, January 31, 2023, at 7:00 p.m.  
Location: Bartholomew Building, Heppner, OR

**Respectfully Submitted,**

**Michaela Ramirez**

**PRELIMINARY FINDINGS OF FACT  
REPLAT REQUEST  
R-N-080-23**

**REQUEST:** Adjust property lines and reconfigure parcel 3 of Partition Plat 1994-7.

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**APPLICANTS/OWNERS:** Dixie Earle & Dixie Lee Morford  
74741 Washington Ln.  
Irrigon, OR 97844

Barry and Cindy Turner  
74774 Montana Ln.  
Irrigon, OR 97844

**PROPERTY DESCRIPTION:** Tax Lots 400 of Assessor’s Map 5N 26E 23C and tax lot 1302 of 5N 26E 23B.

**PROPERTY LOCATION:** Northwest of Irrigon near West Seventh Road between Washington Lane and Montana Lane

**I. FINDINGS OF FACT:**

This replat will adjust shared property lines between tax lot 400 of Assessor’s Map 5N 26E 23C and tax lot 1302 of 5N 26E 23B, which is part of Partition Plat 1994-7. The properties are zoned Rural Residential (RR) and are presently developed for residential uses. Please see the tentative plan for the resulting configuration.

**II. APPROVAL CRITERIA:**

Morrow County Subdivision Ordinance Article 5 Replatting will apply. Criteria are listed below in **bold type**, followed by a response in standard type.

**MORROW COUNTY SUBDIVISION ORDINANCE ARTICLE 5 LAND PARTITIONS SECTION 5.075. REPLATTING. A reconfiguration of a recorded subdivision or partition plat or a change in the number of lots in the subdivision or partition may be approved by the Planning Commission or as defined in ORS 92.180. Replats will act to vacate the platted lots or parcels and easements within the replat area with the following conditions:**

1. **A replat will apply only to a recorded plat.**  
A replat is required as the applicant is proposing to reconfigure a partition affecting Partition Plat 1994-7.
2. **Notice shall be provided when the replat is replatting all of an undeveloped subdivision as defined in ORS 92.225.**  
This provision does not apply as this is not a replat of an undeveloped subdivision. However, notice was provided under the requirements of the Morrow County Subdivision Ordinance.
3. **Notice shall be provided to the owners of property adjacent to the exterior boundaries of the tentative subdivision replat.**  
Notice has been provided to adjoining property owners and affected agencies.
4. **When a utility easement is proposed to be realigned, reduced in width or omitted by a replat, all affected utility companies or public agencies shall be notified,**

consistent with a governing body’s notice to owners of property contiguous to the proposed plat. Any utility company that desires to maintain an easement subject to vacation under this section must notify the Planning Department in writing within 14 days of the mailing or other service of the notice.

No changes to utility easements are proposed. This replat is at the request of the land owners.

- 5. **A replat will not serve to vacate any public street or road.**  
No streets or roads are proposed to be vacated.
- 6. **A replat will comply with all subdivision provisions of this Article and all applicable Ordinances.**

This requirement is met as the parcels were subject to provisions of this Article with both the previous partition and this proposal. The applicant will need to submit both a preliminary and final partition plat to be in compliance with this Article and ORS Chapter 92. This is recommended and listed as a Condition of Approval.

III. **AGENCIES NOTIFIED:** Greg Silbernagel, Watermaster; Bev Bridgewater, West Extension Irrigation District; Larry Burns, Irrigon Rural Fire Protection District; Mike Gorman, Morrow County Assessor; Eric Imes, Morrow County Public Works Director; Matt Kenny, Morrow County Surveyor.

IV. **LEGAL NOTICE PUBLISHED:** East Oregonian  
January 10, 2023  
  
Heppner Gazette Times  
January 11, 2023

V. **PROPERTY OWNERS NOTIFIED:** January 11, 2023

VI. **HEARING DATE:** January 31, 2023  
Bartholomew Building  
Heppner, Oregon

VII. **PLANNING COMMISSION ACTION:** Approval subject to the following **Precedent Condition(s) of Approval**. This condition must be completed before the Planning Director may sign the final partition plat or before the land may be deeded to a third party.

- 1. Submit both a **preliminary** and final partition plat to be in compliance with Article 5 of the Morrow County Subdivision Ordinance and ORS Chapter 92.

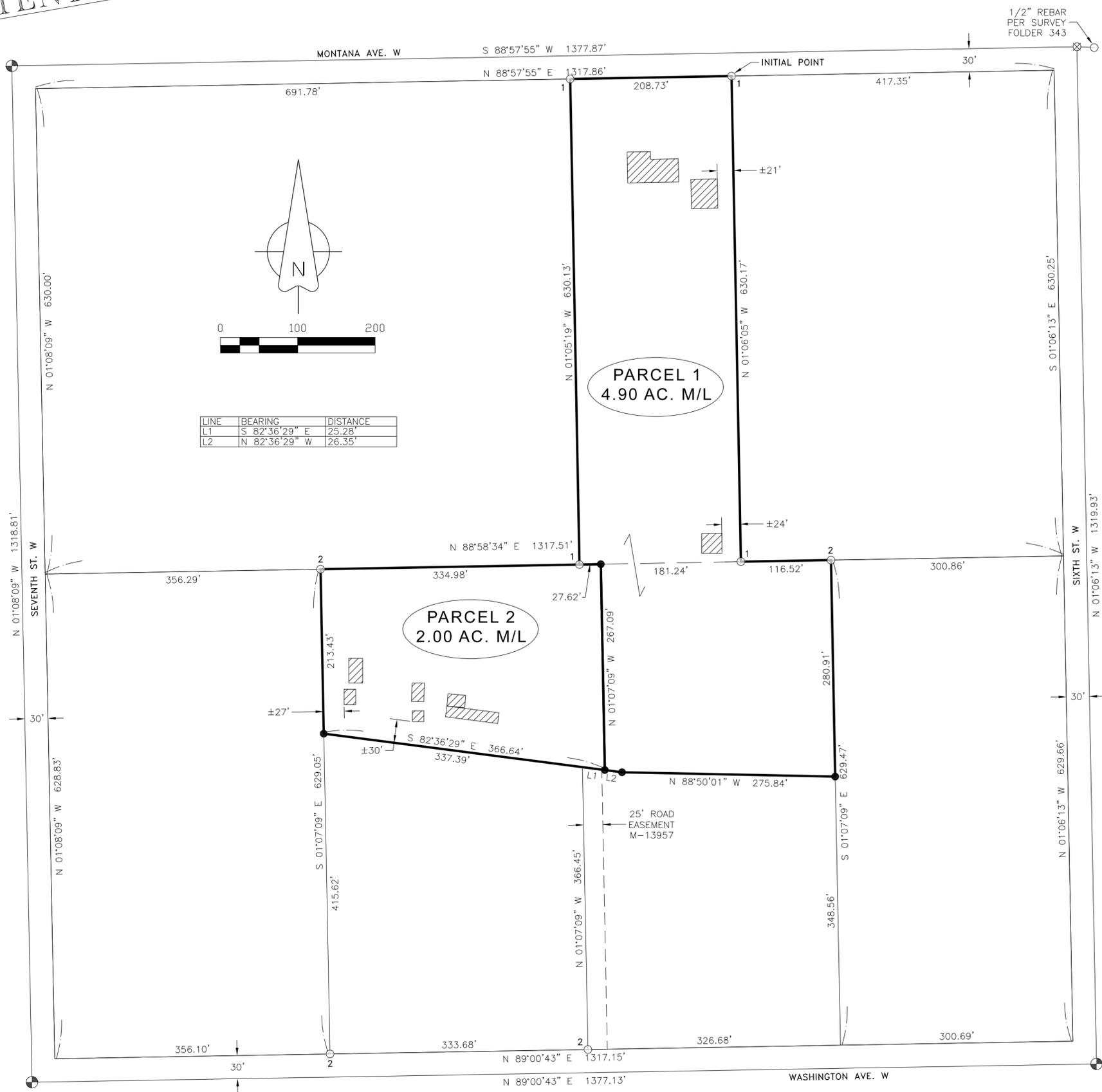
\_\_\_\_\_  
(Commissioner name), Chair Date

ATTACHMENTS:  
Vicinity Map  
Preliminary Plat and Legal Descriptions

# TENTATIVE PLAN

# PARTITION PLAT 2023-

REPLAT OF PARCEL 3, PARTITION PLAT 1994-7 AND THAT REAL PROPERTY DESCRIBED UNDER DOCUMENT NUMBER 2011-28865. LOCATED IN THE NW1/4 AND SW1/4 OF SECTION 23, T5N, R26E, W.M., MORROW COUNTY, OREGON



### SURVEY NARRATIVE

THIS PARTITION REPLAT HAS BEEN PREPARED AT THE REQUEST OF DIXIE EARLE. THE PURPOSE OF THIS PLAT IS TO ADJUST THE BOUNDARY BETWEEN PARCEL 3 OF PARTITION PLAT 1994-7 (TURNER) AND THAT REAL PROPERTY DESCRIBED UNDER DOCUMENT NUMBER 2011-28865 (EARLE), MORROW COUNTY CLERK RECORDS. THE NEW BOUNDARY LINE HAS BEEN COMPUTED SO THAT THE RESULTING EARLE TRACT BE 2.00 ACRES (PARCEL 2 AS SHOWN). THE REMAINDER OF THE EARLE TRACT IS BEING CONVEYED TO TURNER AND COMBINED WITH SAID PARCEL 3 OF PARTITION PLAT 1994-7 (PARCEL 1 AS SHOWN).

RECORD MONUMENTATION WAS FOUND AND HELD AS SHOWN. A SEARCH WAS MADE FOR ALL CORNERS REPORTED IN SURVEY FOLDER 1788; ONLY THOSE SHOWN WERE FOUND. THESE FOUND CORNERS WERE USED IN CONJUNCTION WITH RECORD GEOMETRY AS REPORTED IN FOLDER 1788 TO COMPUTE THE MISSING CORNERS FOR THE EARLE TRACT. ALL CORNERS MARKING THE BOUNDARY OF PARCEL 3 OF PARTITION PLAT 1994-7 WERE FOUND AND HELD.

THIS SURVEY WAS PERFORMED USING TWO TOPCON HIPER LITE+ GNSS UNITS OPERATED USING RTK METHODS, AND A TOPCON GT-603 ROBOTIC TOTAL STATION. THE BASIS OF BEARING IS NAD83(2011) OREGON NORTH STATE PLANE AS DETERMINED BY GNSS MEASURE. DISTANCES ARE GROUND, INTERNATIONAL FEET.

### LEGEND

- FOUND CONTROLLING MONUMENT MARKING CORNERS OF BLOCK 38 WEST OF THE OREGON LAND & WATER COMPANIES SUBDIVISION OF SECTION 23, AS NOTED.
- FOUND 5/8" REBAR PER PARTITION PLAT 1994-7 (R1).
- FOUND 1/2" REBAR PER MORROW COUNTY SURVEY FOLDER 1788.
- FOUND SURVEY MONUMENT AS NOTED.
- SET 5/8" X 30" STEEL REBAR WITH 1-1/4" PINK PLASTIC CAP, MARKED "KENNY LS 89374".
- COMPUTED LOCATION PER THE PLAT OF "RIVERFRONT" (SURVEY FOLDER 1309).
- EXISTING BUILDING STRUCTURES

### RECORDS OF REFERENCE

- R1: PARTITION PLAT 1994-7 (SURVEY FOLDER 797).
- R2: SURVEY FOLDER 1788.
- R3: SURVEY FOLDER 758.
- R4: SURVEY FOLDER 612.
- R5: SURVEY FOLDER 224.
- R6: PARTITION PLAT 1999-1 (SURVEY FOLDER 977).

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS

RENEWS: 6-30-23

OFFICE OF COUNTY RECORDS



P.O. BOX 447, HEPNER, OR 97836  
541-379-0242  
www.kennylandsurveying.com

LOCATED IN THE NW1/4 AND SW1/4 OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 26 EAST, W.M., MORROW COUNTY, OR

CLIENT: EARLE / TURNER

**TENTATIVE PLAN**

**PARTITION PLAT 2023-**

REPLAT OF PARCEL 3, PARTITION PLAT 1994-7 AND THAT REAL PROPERTY DESCRIBED UNDER DOCUMENT NUMBER 2011-28865. LOCATED IN THE NW1/4 AND SW1/4 OF SECTION 23, T5N, R26E, W.M., MORROW COUNTY, OREGON

**APPROVALS**

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

GILLIAM COUNTY SURVEYOR  
O.R.S. 92.100(4)

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MORROW COUNTY PLANNING DIRECTOR

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS PARTITION PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MORROW COUNTY ASSESSOR /  
MORROW COUNTY TAX COLLECTOR

OFFICE OF COUNTY RECORDS

**OWNER'S DECLARATION**

WE, BARRY S. TURNER AND CINDY L. TURNER, OWNERS OF THE LAND BEING REPLATTED AND DIVIDED BY THIS PARTITION PLAT, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY DIVIDED AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE MORROW COUNTY SUBDIVISION ORDINANCE.

\_\_\_\_\_  
BARRY S. TURNER DATE

\_\_\_\_\_  
CINDY L. TURNER DATE

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF

PRINTED NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**OWNER'S DECLARATION**

I, DIXIE EARLE, OWNER OF THE LAND BEING REPLATTED AND DIVIDED BY THIS PARTITION PLAT, DO HEREBY ACKNOWLEDGE THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY DIVIDED AS SHOWN HEREON AND IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED, AND THE MORROW COUNTY SUBDIVISION ORDINANCE.

\_\_\_\_\_  
DIXIE EARLE DATE

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, THE ABOVE NAMED INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THE OWNER'S DECLARATION AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF

PRINTED NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, MATTHEW PATRICK KENNY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND AS SHOWN HEREON IN ACCORDANCE WITH ORS CHAPTER 92, AS REVISED, AND THE MORROW COUNTY SUBDIVISION ORDINANCE. I FURTHER CERTIFY THAT THE INITIAL POINT HAS BEEN IDENTIFIED AS THE FOUND 5/8" REBAR AT THE NORTHEAST CORNER OF PARCEL 1 OF THIS PLAT, AS SHOWN HEREON. I FURTHER CERTIFY THAT I HAVE PROVIDED THE TRACT LEGAL DESCRIPTION IN ACCORDANCE WITH ORS 92.070(1), AS SHOWN BELOW.

\_\_\_\_\_  
MATTHEW P. KENNY, PLS DATE  
CERTIFICATE NO. 89374

**LEGAL DESCRIPTION**

PARCEL 3 OF PARTITION PLAT 1994-7, MORROW COUNTY CLERK RECORDS.

TOGETHER WITH THAT PORTION OF LOTS 5 AND 6 IN BLOCK 38 WEST, SECTION 23, TOWNSHIP 5 NORTH, RANGE 26 EAST OF THE WILLAMETTE MERIDIAN, LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89°20'52" EAST ALONG THE NORTH LINE OF LOTS 5 AND 6 TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 0°47'39" EAST ALONG THE EXACT LINE OF SAID LOT 6 A DISTANCE OF 280.17 FEET TO A POINT ON THE CENTERLINE OF A CONCRETE IRRIGATION DITCH; THENCE NORTH 88°30'32" WEST ALONG SAID DITCH CENTERLINE A DISTANCE OF 275.84 FEET TO A POINT; THENCE NORTH 82°16'59" WEST A DISTANCE OF 389.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5; THENCE NORTH 0°47'39" WEST ALONG SAID WEST LINE A DISTANCE OF 213.23 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE EAST 25.00 FEET OF THE WEST 28.50 FEET OF THE SOUTH 366.95 FEET OF SAID LOT 6.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

PRELIMINARY

OREGON  
JAN 12, 2016  
MATTHEW PATRICK KENNY  
89374PLS

RENEWS: 6-30-23



P.O. BOX 447, HEPPNER, OR 97836  
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LOCATED IN THE NW1/4 AND SW1/4 OF SECTION 23,  
TOWNSHIP 5 NORTH, RANGE 26 EAST, W.M., MORROW COUNTY, OR

CLIENT: **EARLE / TURNER**

PROJECT: 22-45 | DR: MPK | CH: MPK | DATE: JANUARY 18, 2022 | SHEET 2 OF 2

**Existing Tax Lot 1302 of Map 5N26E23B (M-44428)**

Parcel #3, Partition Plat No. 1994-7 as filed on July 29, 1994 in Morrow County Plat Records and, located in Section 23, Township 5 North, Range 26 East of the Willamette Meridian, Morrow County, Oregon.

**Existing Tax Lot 400 of Map 5N26E23C (2011-28865)**

That portion of Lots 5 and 6 in Block 38 West, Section 23, Township 5 North, Range 26 East of the Willamette Meridian, lying within the following described tract:

Beginning at the Northwest corner of said lot 5, said point being the True Point of Beginning of this description; Thence North 89° 20' 52" East along the North Line of Lots 5 and 6 to the Northeast corner of said Lot 6; Thence South 0° 47' 39" East along the Exact line of said Lot 6 a distance of 280.17 feet to a point on the centerline of a concrete irrigation ditch; Thence North 88° 30' 32" West along said ditch centerline a distance of 275.84 feet to a point; Thence North 82° 16' 59" West a distance of 389.02 feet to a point on the West line of said Lot 5; Thence North 0° 47' 39" West along said West line a distance of 213.23 feet to the True Point of Beginning of this description.

Together with a non-exclusive easement for ingress, egress and utilities over the East 25.00 feet of the West 28.50 feet of the South 366.95 feet of said Lot 6.

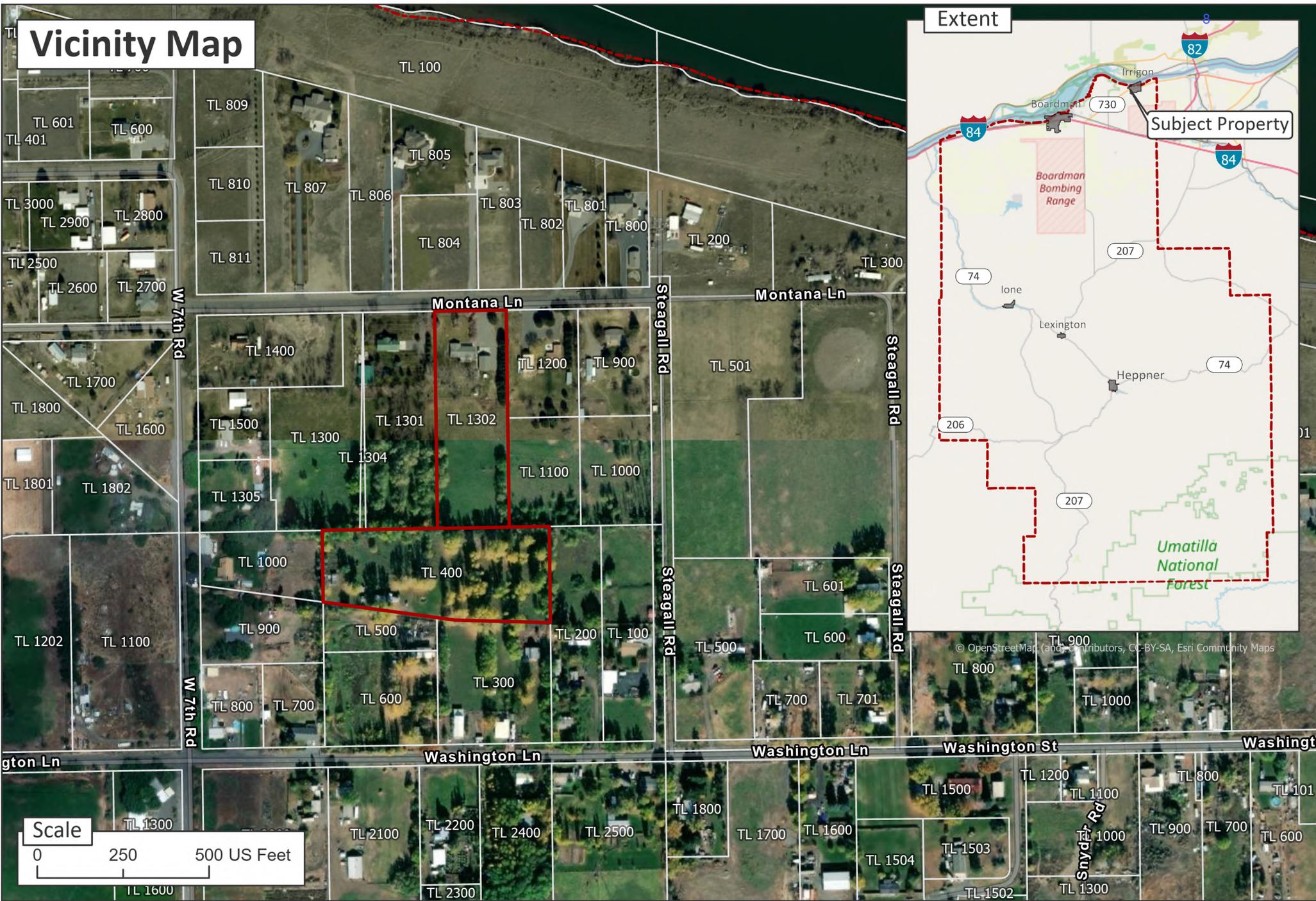
**Transfer TL 400 to TL 1302 (2011-28865 to M-44428)**

That portion real property described under Document Number 2011-28865, Morrow County Clerk Records, being further described as follows:

Beginning at the Northeast Corner of Lot 6, Block 38 West, of the Oregon Land and Water Company's Subdivision of Section 23, Township 5 North, Range 26 East, Willamette Meridian, Umatilla County, Oregon; thence South 01° 07' 09" East, along the easterly boundary line of said Lot 6 for a distance of 280.91 feet to the centerline of the concrete irrigation ditch as described under said Document Number 2011-28865; thence leaving the easterly boundary line of said Lot 6, along the centerline of said irrigation ditch, North 88° 50' 01" West, 275.84 feet; thence North 82° 36' 29" West, 26.35 feet; thence leaving the centerline of said irrigation ditch, North 01° 07' 09" West, parallel with the easterly boundary line of said Lot 6 for a distance of 267.09 feet to the northerly boundary line of said Lot 6; thence North 88° 58' 34" East, along the northerly boundary line of said Lot 6 for a distance of 297.76 feet to the point of beginning.

Containing 1.88 Acres, more or less.

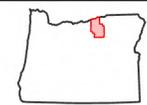
# Vicinity Map



**R-N-080-23**  
 Dixie Earle  
**5N26E23B TL1302**  
**5N26E23C TL400**

### Legend

- Taxlot
- Subject Parcel



Date Saved: 12/28/2022 4:27 PM

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



Folder: S:\Planning\Variance\South\15-047-22 Correa\GIS\

CORRECTED	OWNER	MAIL ADDRESS	CITY	STATE	ZIPCODE
5N26E23B 806	MYERS, ANDREW L & MYERS, JACKIE C	16 ALORA DR	HERMISTON	OR	97838
5N26E23C 700	VERNON, DAN MICHAEL & VERNON, MANDY JEAN	74703 WASHINGTON LN	IRRIGON	OR	97844
5N26E23B 802	SCHRIEVER, ROBERT J & CARLENE H	74731 MONTANA LN	IRRIGON	OR	97844
5N26E23C 500	ROSALES, LUPE SELLAND	74739 WASHINGTON LN	IRRIGON	OR	97844
5N26E23C 600	ROSALES, LUPE SELLAND	74739 WASHINGTON LN	IRRIGON	OR	97844
5N26E23C 400	EARLE, DIXIE & MORFORD, DIXIE LEE	74741 WASHINGTON LN	IRRIGON	OR	97844
5N26E23C 300	KRIEGER, KAREN M	74763 WASHINGTON LN	IRRIGON	OR	97844
5N26E23B 1302	TURNER, BARRY S & CINDY L	74774 MONTANA LN	IRRIGON	OR	97844
5N26E23B 803	ROTHROCK, DOUGLAS & ROTHROCK, KARI	74777 MONTANA LN	IRRIGON	OR	97844
5N26E23B 1100	DOUGHTY, KATHY & DOUGHTY, WAYNE	74780 MONTANA LN	IRRIGON	OR	97844
5N26E23B 1200	DOUGHTY, KATHY & DOUGHTY, WAYNE	74780 MONTANA LN	IRRIGON	OR	97844
5N26E23B 1000	VERNON, JAMES R	74784 MONTANA LN	IRRIGON	OR	97844
5N26E23B 900	VERNON, JAMES R	74784 MONTANA LN	IRRIGON	OR	97844
5N26E23C 100	NELSON, LEAH DARLEEN	74807 WASHINGTON LN	IRRIGON	OR	97844
5N26E23C 200	WINELAND, LINDA L	80722 WAGON WHEEL LP	IRRIGON	OR	97844
5N26E23C 1000	MORTENSEN, JASON A & MARY L	81601 W SEVENTH RD	IRRIGON	OR	97844
5N26E23B 1305	GRIFFIN, RYAN PATRICK ET AL	81635 W SEVENTH RD	IRRIGON	OR	97844
5N26E23C 900	GUTIERREZ, ALBEZA ETAL	PO BOX 258	IRRIGON	OR	97844
5N26E23B 1300	GRIFFIN, TIMOTHY M & GRIFFIN, ESTELLA	PO BOX 270	IRRIGON	OR	97844
5N26E23B 801	RADIE, DEBBIE A & RADIE, DAVID L	PO BOX 296	IRRIGON	OR	97844
5N26E23B 804	HORNECK, VICTORIA	PO BOX 448	IRRIGON	OR	97844
5N26E23B 805	HORNECK, VICTORIA J	PO BOX 448	IRRIGON	OR	97844
5N26E23B 1301	MOORE, NELSON & RAQUEL	PO BOX 730	IRRIGON	OR	97844
5N26E23B 1304	MOORE, NELSON L & RAQUEL	PO BOX 730	IRRIGON	OR	97844

**R-N-080-23 | Dixie Earle | RR: 250' Notice**

2S26E34DD TL1100

S:\Planning\Variances\South\2022\V-5-047-22 Correa

**FINAL FINDINGS OF FACT  
Use Variance Application  
V-S-047-23**

**REQUEST:** Allow a variance to seek relief from the minimum side yard setback of 10 feet in the Suburban Residential Zone. Specifically, this request is to site a Home Addition approximately 6-feet from a side property line.

---

**OWNER:** Mike and Christy Correa  
61255 Highway 207  
Heppner, Oregon 97836

**APPLICANT:** Allstott Construction LLC.  
P.O. Box 691  
Heppner, OR 97836

**PROPERTY DESCRIPTION:** Property is described as tax lot 1100 of Assessor's Map 2S 26E 34

**LOCATION:** Approximately .5-miles south of Heppner at the intersection of Willow Creek Road and Highway 207.

**FINDINGS OF FACT:**

- I. **BACKGROUND INFORMATION:** The subject property is approximately one-acre in size and zoned Suburban Residential (SR) with an existing dwelling. Property is located in the Heppner Urban Growth Boundary (UGB). The Morrow County Zoning Ordinance requires that each side yard setback shall be a minimum of ten-foot in the SR zone and the applicant desires to place an addition approximately six feet from a side yard on this parcel.

This request would be a variance from the setback requirement of Morrow County Zoning Ordinance Article 3 Use Zones Section 3.041(D) Yard and Setback Requirements in the Farm Residential Zone.

- II. **COMPLIANCE WITH MORROW COUNTY ZONING ORDINANCE SECTION 7.200 MAJOR VARIANCE.** Applicable Ordinance Criteria are listed below in **bold type** followed by a response in regular type.

**ARTICLE 7 SECTION 7.020. INTENT. Adjustments and variances are intended to provide relief to code standards in specific situations. Both procedures are intended to ensure that the resulting development is compatible with adjacent properties and is consistent with the intent of the Code.**

**DIMENSIONAL ADJUSTMENTS.** Dimensional adjustments provide relief from specific code provisions when a code provision has the unintended effect of preventing reasonable development in conformance with all other code requirements.

**VARIANCES.** Variances provide greater flexibility to code standards than dimensional adjustments where special circumstances exist or the physical characteristics of a site or its surroundings prevent reasonable development in compliance with a code standard.

**ARTICLE 7 SECTION 7.200. VARIANCES.** A Variance can serve multiple purposes and is designed to provide relief from the literal requirements of a regulation found within this Zoning Ordinance. The result of approving a Variance should result in improved planning that would benefit the applicant and the broader community, and it may be the first step in reevaluating requirements or allowed uses within a use zone.

**MAJOR VARIANCE.** The following are examples of Variances that could be considered: siting a manufactured home that is not in compliance with current manufactured home requirements, allowing for less frontage than required, allowing for a smaller lot size than required, approve a variance when a dimensional adjustment does not accomplish the needs of the property owner, and other similar or related instances. Use Variances amend or change the use of a property or structure. Area Variances tend to amend or change the area needed to validate a lot or parcel, or reduce necessary setbacks. Financial hardship does not qualify for a use or area Variance.

**APPROVAL CRITERIA.** The Planning Commission may grant a Major Variance upon finding that all of the following criteria are met. The burden is on the applicant to demonstrate compliance with the criteria.

1. **The variance relates to a specific lot or parcel of land.**  
The variance will be applied to a specific parcel meeting this criterion.
2. **The Variance can be granted without substantial detriment to the public good. It would allow for a building or site plan that is more compatible with adjacent land and land uses, or it does not create a conflict with adjacent uses.**  
The proposed use is residential and is located in the SR zone. This action would not be of substantial detriment to the public good as the proposes use is compatible with adjacent land uses. This criterion appears to be met.
3. **The Variance does not hinder compliance with applicable building code requirements or engineering design standards.**  
The applicant indicates that the addition would be approximately six feet from the existing property line. Planning staff would defer to the Building Inspector and the Building Department for any potential Building Code violations. The Building Inspector was provided a copy of these findings as part of the Agency Notification. Zoning Approval and applicable building permits are required for the structure; this has been listed as a condition of approval.
4. **Approval of the Variance does not create a violation of this or any other adopted ordinance or code standard.**  
This action provides relief from the setback standard in the Suburban Residential Zone, but does not create a violation of any adopted ordinance or code standard. The subject

property is in the Heppner UGB, the City of Heppner was provided a copy of these findings for their review and comment.

**5. Application for a Variance should include all necessary Variances anticipated for the proposed development.**

The application as submitted includes all anticipated Variances for the proposed development. This criterion is met.

**6. Application for a Variance is limited to one per year.**

No other variances are anticipated for the subject parcel based on the proposal; therefore, this criterion is met.

**III. LEGAL NOTICE PUBLISHED:** January 10, 2023  
East Oregonian

January 11, 2023  
Heppner Gazette-Times

**IV. AGENCIES NOTIFIED:** Eric Imes, Morrow County Public Works; Mike Gorman, Morrow County Assessor; Steve Rhea, Heppner Rural Fire Protection District; Glenn McIntire, Building Official; Kraig Cutsforth, City of Heppner

**V. PROPERTY OWNERS NOTIFIED:** January 5, 2023

**VI. HEARING DATE:** January 31, 2023  
Morrow County Bartholomew Building  
Heppner, Oregon

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

1. Obtain the required Zoning Approvals and applicable Building Permits for the structure.

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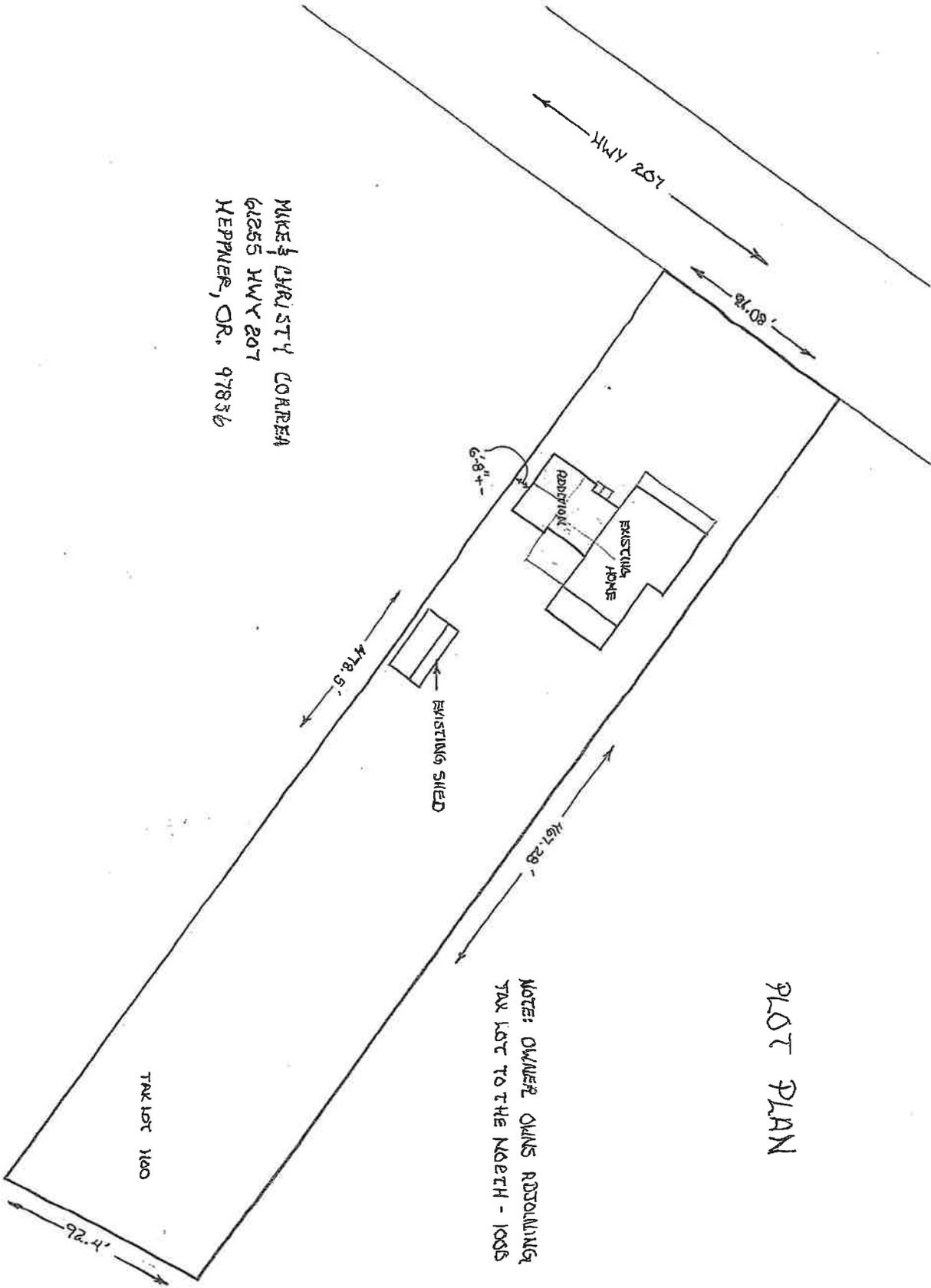
Planning Commission Chair

Date

**ATTACHMENTS:**

Vicinity Map

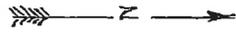
Preliminary Site Design



MIKE & CHRISTY COARDA  
 6255 HWY 207  
 HEPPER, OR. 97836

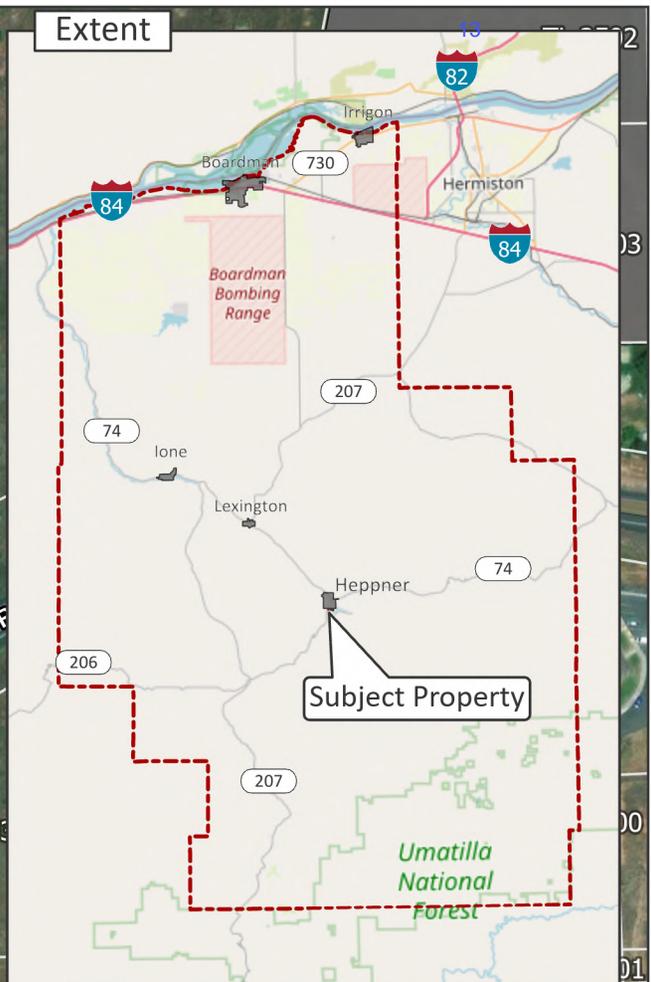
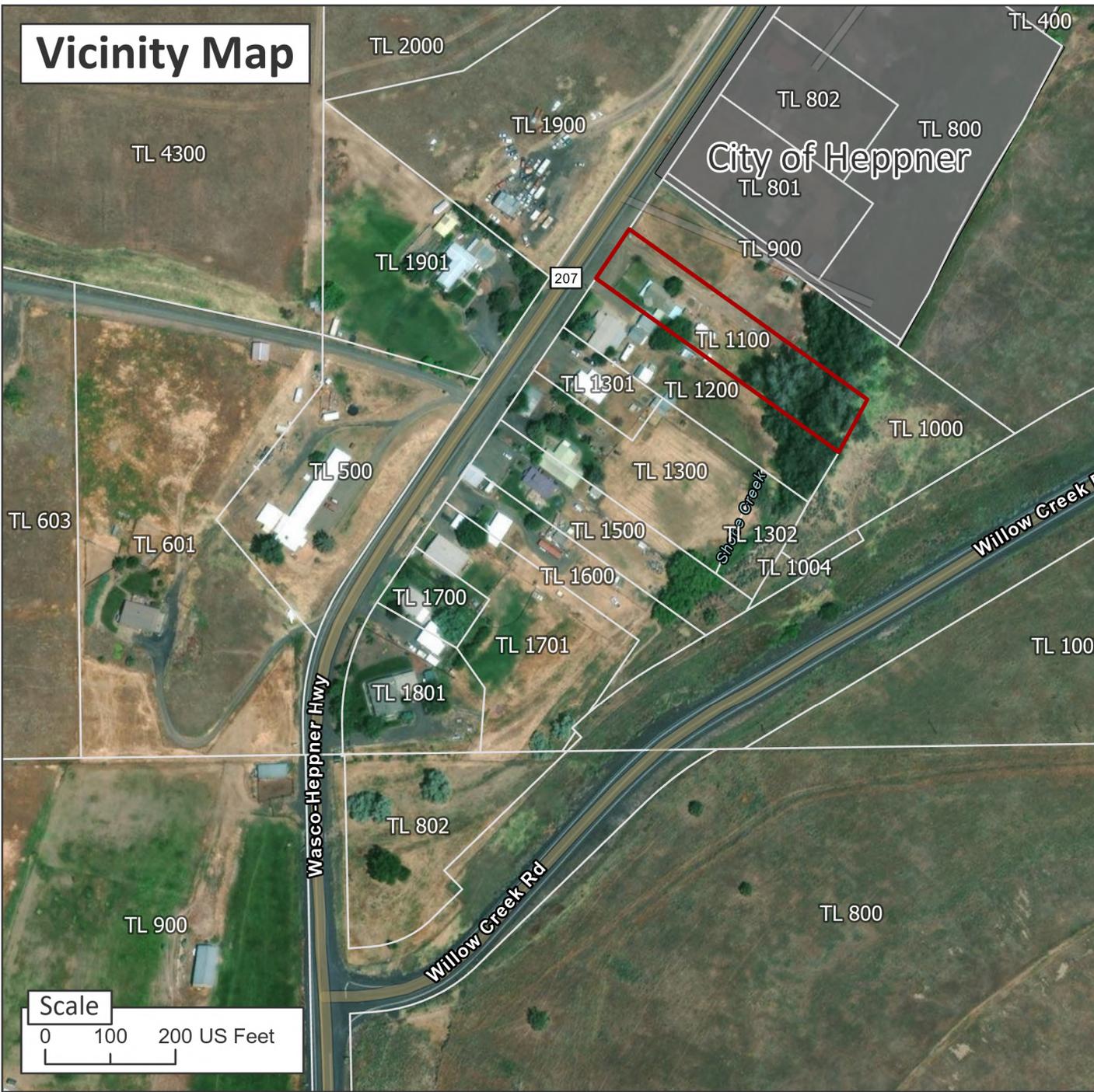
PLOT PLAN

NOTE: OWNER OWNS ADJACENT  
 TAX LOT TO THE NORTH - 1005



SCALE 1" = 40'

# Vicinity Map



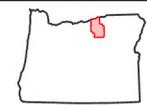
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**V-S-047-22**  
Allstot Construction  
**2S26E34DD TL1100**

### Legend

- Taxlot
- Taxlot selection



Date Saved: 12/28/2022 1:52 PM

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



Folder: S:\Planning\Variance\South\V-S-047-22 Correa\GIS\

CORRECTED	OWNER	MAIL ADDRESS	CITY	STATE	ZIPCODE
2S26E34 500	MELIGAN, GERI ANN	61228 HWY 207	HEPPNER	OR	97836
2S26E34DD 1901	WILSON, MINDY & WILSON, STEVE	61238 HWY 207	HEPPNER	OR	97836
2S26E34DD 1000	CORREA, MICHAEL W & CHRISTY MARIE	61255 HWY 207	HEPPNER	OR	97836
2S26E34DD 1100	CORREA, MICHAEL W & CHRISTY MARIE	61255 HWY 207	HEPPNER	OR	97836
2S26E34DD 802	BUNCH, TRACIE L & BUNCH, MICHAEL	61740 DEE COX RD	HEPPNER	OR	97836
2S26E35CB 600	CLEMENT, ANTHONY & CLEMENT, TIFFANY	PO BOX 1163	HEPPNER	OR	97836
2S26E34DD 801	PARMELEE, DAVID E, ETAL	PO BOX 23	HEPPNER	OR	97836
2S26E34DD 900	PARMELEE, DAVID E, ETAL	PO BOX 23	HEPPNER	OR	97836
2S26E34DD 1200	BINSCHUS, DELBERT M & NOLA J	PO BOX 242	HEPPNER	OR	97836
2S26E34DD 1301	DAVIDSON, TINA	PO BOX 314	HEPPNER	OR	97836
2S26E34DD 1004	GEORGE, ROSLYN M	PO BOX 465	HEPPNER	OR	97836
2S26E34DD 1300	GEORGE, ROSLYN M	PO BOX 465	HEPPNER	OR	97836
2S26E34DD 1302	GEORGE, ROSLYN M	PO BOX 465	HEPPNER	OR	97836
2S26E34DD 1900	BRANNON, WILLIAM R & MARVIN J	PO BOX 604	HEPPNER	OR	97836
2S26E34DD 800	GUNDERSON, DAVID M & GUNDERSON, TRICIA	PO BOX 704	HEPPNER	OR	97836

**V-S-047-22** | Mike and Christy Correa | SR: 250' Notice

2S26E34DD TL1100

S:\Planning\Variances\South\2022\V-S-047-22 Correa



#### MEMORANDUM

To: Morrow County Board of Commissioners  
 From: Tamra Mabbott, Planning Director  
 CC: Planning Commission  
 BOC Date: January 11, 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.*

<b><u>Planning Permits</u></b>	<b><u>December 2022</u></b>
<b><u>Zoning Permits</u></b>	6
<b><u>Land Use Compatibility Reviews</u></b>	1
<b><u>Land Partitions</u></b>	0
<b><u>Land Use Decisions</u></b>	0
<b><u>Rural Addresses</u></b>	1
<b><u>Property Lines Adjustments</u></b>	0
<b><u>Replat</u></b>	0
<b><u>Other</u></b>	6

#### **Natural Hazard Mitigation Plan (NHMP)**

Oregon Department of Land Conservation & Development (DLCD) staff are serving as consultants to update the county NHMO. Emergency Manager Paul Gray is the lead for Morrow County and Planning Staff are involved as well. All five cities in Morrow County have signed on to participate and each will have a document to adopt at the end of the process, as will Morrow County. Special Districts, federal, state and local agencies as well as private individuals are welcome to participate.

The update is required by Federal Emergency Management Agency (FEMA) to occur every five years in order to qualify for emergency funding assistance. Additional value of an NHMP is the availability of federal and state dollars for mitigation projects that can range from constructing roads, mitigating wildfires or floods, funding equipment, etc.

**Energy Projects** Staff held multiple meetings with applicants and state agencies to review renewable energy applications. List of pending and approved projects can be found here: <https://www.co.morrow.or.us/planning/page/renewable-energy-1>

Site Certificate for the Boardman to Hemingway 500 kV transmission line project was approved by the state Energy Facility Siting Council (EFSC) on September 29, 2022. Even though an appeal of the Site Certificate has been filed, Idaho Power Company is preparing land use applications to submit to each of the five affected counties, including Morrow. County Planning will review the land use permits, a Conditional Use Permit for the overall project and individual Zoning Permits for each property. Morrow County expects between 70 and 80 such Zoning Permit applications. Additionally, state will be asking county to review approximately 15 reports directly required in the Site Certificate.

### **Morrow County Heritage Trail**

Staff are working with Ducote Consulting on two grant applications: Oregon Community Paths Program (OCP) grant from Oregon Department of Transportation and Recreational Trails Program (RTP) grant from Oregon Parks and Recreation. If awarded, both grants will help fund the connection between Irrigon and Boardman. The OCP grant would fund preliminary engineering design for two sections of trail (east of refuge to city of Irrigon and west of Refuge to city of Boardman). reinvigorate efforts to rehabilitate and improve the Columbia River Heritage Trail and The RTP grant would include an accessibility and maintenance assessment of select parts of the trail. Additionally, Morrow County was awarded the AWS ChangeX Grant to update Interpretive Panels along the trail. Planner Stephanie Case and High School Intern Caren Cardenas are organizing a committee to review Interpretive panels, the first committee meeting is scheduled for January 25, 2023 at 3:00 pm. People interested in serving on a short-term committee to help design the Interpretive Panels please contact Stephanie at [scase@co.morrow.or.us](mailto:scase@co.morrow.or.us) or (541) 922-4624 Ext 5506.

### **Population Data**

Certified population estimates were released on December 15, 2022. Staff prepared a memo for the Columbia River Enterprise Zone Boards describing two population sources, Portland State University and US Census. See attached memo.

### **Willow Creek Valley**

The final Housing Implementation Plan (HIP) was completed in November and was shared during the December 21<sup>st</sup> Board of Commissioner Meeting. A copy is also posted on the county webpage here: <https://www.co.morrow.or.us/planning/page/willow-creek-valley-housing-implementation-strategy-0>

Work on the Goal 9 Economic Development Update for the three Willow Creek Valley Cities continues. The update, led by consultant Brian Points and his staff, have submitted the initial

report and a draft background economic analysis. Planning Director is working with the consultant and the three cities.

### **WATER**

Board authorized a contract with GSI Water Solutions Inc. to begin work as a “water coordinator” for Morrow County. The consultant will provide a variety of technical, legal, regulatory and policy guidance on water quality and quantity matters effecting Morrow County. One of the initial tasks will be for the consultant to write four papers for Board of Commissioners to review.

Staff will be scheduling a Board of Commissioners work session, together with GSI Water Solutions. Among items to discuss will be the appointment of a Water Committee to represent different geographic areas of the counties as well as different industry and interests. Planning Director presented an overview of the project to the Northeast Oregon Water Association on January 9, 2023. See attached.

Planning Director is serving as interim county representative on the newly appointed and reorganized Lower Umatilla Basin Groundwater Management Area (LUBGWMA) Committee which met on January 6<sup>th</sup>. To

The Oregon Water Resources Department (OWRD) has convened a Rule Advisory Committee (RAC) with a purpose of rewriting Administrative Rules for Critical Groundwater Areas (CGWAs). Planning Director is one of two planners on the RAC. A presentation on the nexus between water and land use planning was presented on January 6<sup>th</sup>. See attached.

### **Access to Transportation**

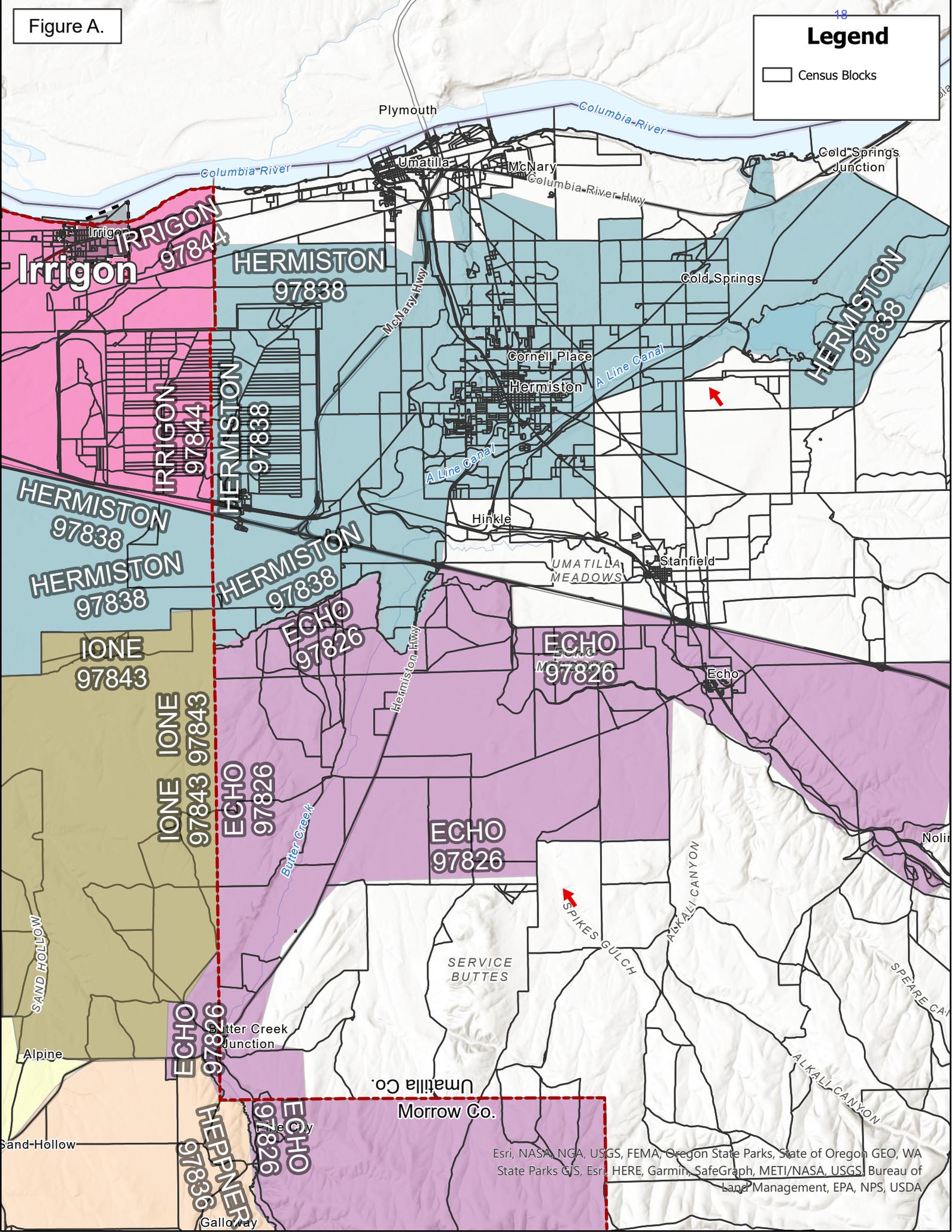
Planning Director continues work with Eastern Oregon University’s Rural Economic Vitality (REV) Program and Department of Land Conservation & Development (DLCD) on a project to better understand the transportation and transit needs of traditionally underrepresented populations. The project is funded by a pilot program, the Rural Transit Equity Grant. A draft survey is under consideration, together with Euvalcree, a public advocacy group, who will administer the survey and conduct interviews. Staff have met with Human Resources personnel of several large businesses in the Boardman area in order to get more participation in the survey which will be administered in English and Spanish. Survey results will be used to inform transit needs and transportation planning priorities, including potential use of the Morrow County Heritage Trail and a potential bike/pedestrian trail system connecting Irrigon and Boardman.

**Code Enforcement** activity continues even though the lead staff for compliance has been out on extended leave. Staff have been researching particular challenging neighborhoods that have multiple parcels in code or solid waste violation. Rather than send individual letters, all landowners within these neighborhoods will receive a letter explaining the various violations and providing remedies to comply with the violations.

Figure A.

### Legend

□ Census Blocks

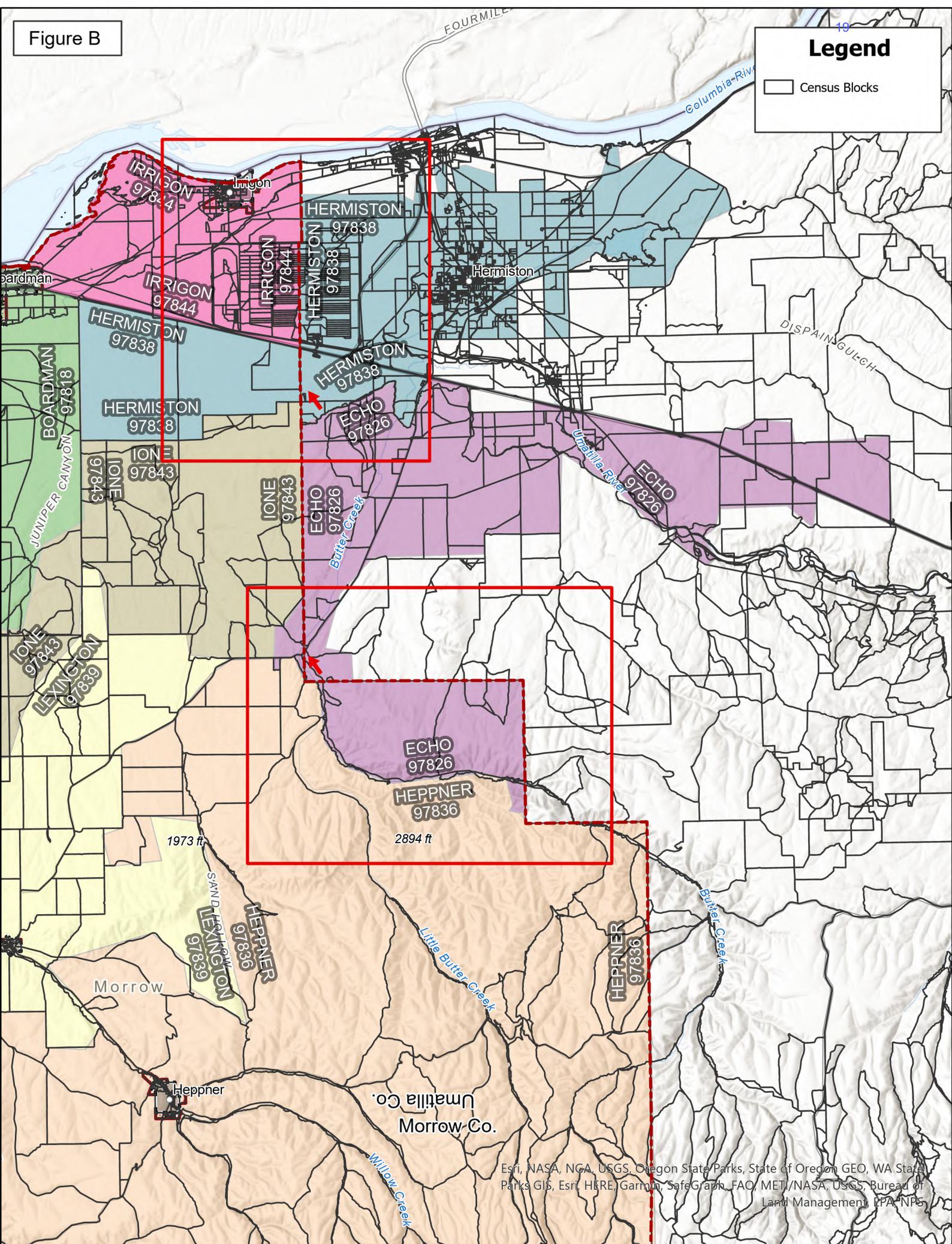


Esri, NASA, NGA, USGS, FEMA, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

Figure B

Legend

Census Blocks



Esri, NASA, NGA, USGS, Oregon State Parks, State of Oregon GEO, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS



## PLANNING DEPARTMENT

PO Box 40 • Irrigon, Oregon 97844  
(541) 922-4624

December 16, 2022

MEMO

TO: CREZ Manager, Greg Sweek   
FROM: Stephen Wrecsics, GIS Planning Technician  
CC: Tamra Mabbott, Planning Director  
RE: Population Estimates by Zip Code  
ENC: Figure A, Figure B, 2022 PSU Certified Population Estimate Table

Below you will find estimated Morrow County population numbers by *zip code* for 2022 as requested by Commissioner Don Russell. The estimates below were established using United States Census Block Data from the 2020 Census and the best GIS data available at this time.

Methodology for determining population by *zip code*:

Note: Census Block data and zip code areas do not completely align. See below for further explanation of data.

1. Identified zip code areas that extend outside the boundaries of Morrow County; zip codes 97826 and 97838 (Echo and Hermiston).
2. Removed (“clipped”) the portions of those zip code areas that are not within Morrow County.
3. Selected census blocks with centroid inside corresponding zip code area.
4. Tabulated the total census block population with each zip code area.

2020 Population by Zip Code (2020 Census Data)

- 97818 (Boardman) = **4,924**
- 97836 (Heppner) = **1,960**
- 97843 (Ione) = **715**
- 97844 (Irrigon) = **4,097**
- 97839 (Lexington) = **433**
- 97838 (Hermiston) = **30**
- 97826 (Echo) = **27**

As an alternative, staff offer the population by city limits (rather than zip code) for use as a comparison. Data estimates are similar but worth sharing to illustrate the different results. Tables below show population by city limits from PSU (2022 estimates) and US Census (2020 certified).

2022 PSU Estimates	
City	Population
Boardman	4,116
Heppner	1,182
Ione	343
Irrigon	2067
Lexington	238

2020 Census	
City	Population
Boardman	3,828
Heppner	1,187
Ione	337
Irrigon	2011
Lexington	238

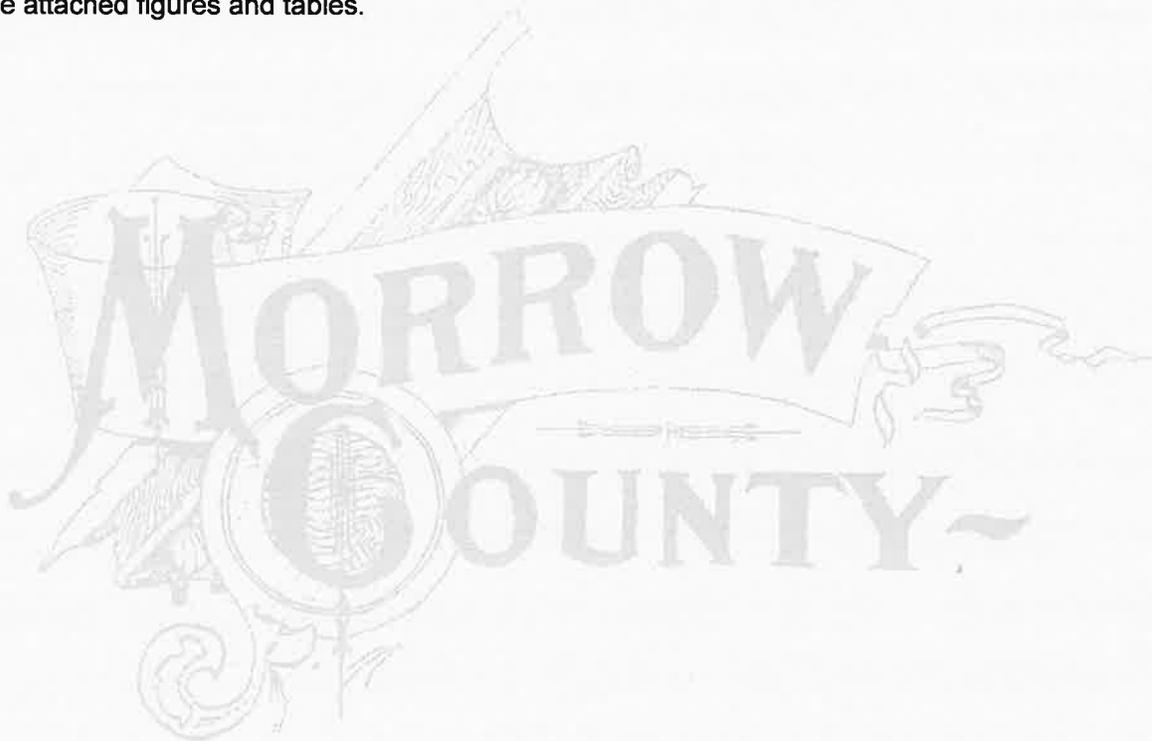
#### Additional Background

PSU and US Census do not provide population by zip code. PSU provides population data by municipality (city and county) and US Census provides population by Census Blocks and city limits. US Census Bureau provides GIS data by Census Block. PSU does not provide GIS data.

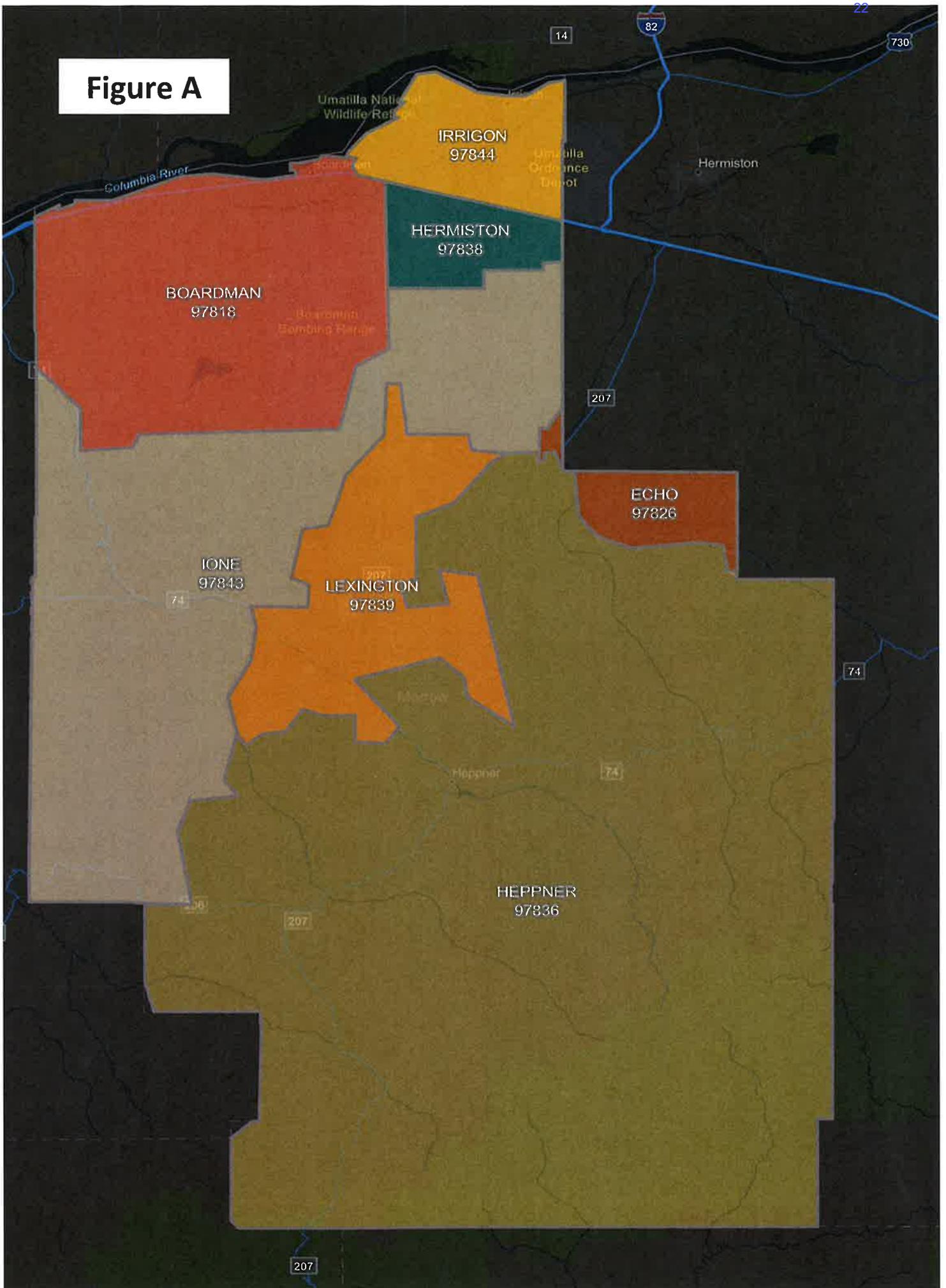
The 2020 Census reported a total Morrow County Population of **12,186**. County Planning Department zip code estimates matched the 2020 Census total for Morrow County exactly. The same cannot be confirmed for 2022 Portland State University (PSU) certified estimates which reported a total Morrow County population of **12,315**. The PSU estimate showed an increase of 129 people, a 1.05% increase from 2020 population numbers.

More accurate population data can be represented by city or county limits.  
Table below PSU certified 2022 estimates by city.

See attached figures and tables.



**Figure A**





### Population Estimates for Oregon and Counties

	Certified Population Estimate July 1, 2022	Revised Population Estimate July 1, 2021	Population Change 2021-2022	Percent Change 2021-2022
<b>Oregon</b>	<b>4,278,910</b>	<b>4,263,827</b>	<b>15,083</b>	<b>0.35%</b>
BAKER	17,148	16,892	256	1.52%
BENTON	95,594	95,076	519	0.55%
CLACKAMAS	430,421	426,818	3,603	0.84%
CLATSOP	41,971	41,683	289	0.69%
COLUMBIA	53,156	52,980	176	0.33%
COOS	65,112	65,201	-90	-0.14%
CROOK	26,162	25,595	567	2.22%
CURRY	23,897	23,712	186	0.78%
DESCHUTES	207,561	203,916	3,644	1.79%
DOUGLAS	111,716	111,956	-240	-0.21%
GILLIAM	2,071	2,016	56	2.76%
GRANT	7,337	7,253	84	1.16%
HARNEY	7,640	7,563	76	1.01%
HOOD RIVER	23,894	23,865	29	0.12%
JACKSON	224,013	224,208	-195	-0.09%
JEFFERSON	25,404	25,032	372	1.48%
JOSEPHINE	88,695	88,841	-147	-0.17%
KLAMATH	70,848	70,022	826	1.18%
LAKE	8,246	8,222	24	0.30%
LANE	383,958	383,677	281	0.07%
LINCOLN	51,090	50,868	222	0.44%
LINN	131,194	130,189	1,004	0.77%
MALHEUR	32,095	31,996	98	0.31%
MARION	348,616	346,979	1,637	0.47%
MORROW	12,315	12,399	-84	-0.67%
MULTNOMAH	810,242	812,563	-2,321	-0.29%
POLK	90,593	88,948	1,644	1.85%
SHERMAN	1,938	1,907	32	1.67%
TILLAMOOK	27,868	27,730	138	0.50%
UMATILLA	80,302	80,322	-20	-0.02%
UNION	26,673	26,650	24	0.09%
WALLOWA	7,541	7,486	56	0.74%
WASCO	26,794	26,662	133	0.50%
WASHINGTON	606,378	604,845	1,533	0.25%
WHEELER	1,436	1,446	-10	-0.69%
YAMHILL	108,993	108,311	682	0.63%

*Prepared by Population Research Center*

*College of Urban and Public Affairs, Portland State University*

*December 15, 2022*

Incorporated City/Town	Certified Estimate July 1, 2022	Incorporated City/Town	Certified Estimate July 1, 2022	Incorporated City/Town	Certified Estimate July 1, 2022	Incorporated City/Town	Certified Estimate July 1, 2022	Incorporated City/Town	Certified Estimate July 1, 2022
Adair Village	1,370	Depoe Bay	1,566	Independence	10,170	Mt. Vernon	549	Sodaville	358
Adams	397	Detroit	174	Ione	343	Myrtle Creek	3,506	Spray	138
Adrian	165	Donald	1,006	Irrigon	2,067	Myrtle Point	2,479	Springfield	62,189
Albany	57,322	Drain	1,174	Island City	1,144	Nehalem	277	St. Helens	14,371
Amity	1,810	Dufur	611	Jacksonville	3,100	Newberg	25,767	St. Paul	442
Antelope	37	Dundee	3,249	Jefferson	3,329	Newport	10,755	Stanfield	2,239
Arlington	665	Dunes City	1,450	John Day	1,667	North Bend	10,609	Stayton	8,326
Ashland	21,642	Durham	1,944	Johnson City	527	North Plains	3,455	Sublimity	3,147
Astoria	10,256	Eagle Point	9,968	Jordan Valley	131	North Powder	500	Summerville	118
Athena	1,211	Echo	652	Joseph	1,173	Nyssa	3,314	Sumpter	209
Aumsville	4,212	Elgin	1,778	Junction City	7,006	Oakland	937	Sutherlin	8,956
Aurora	1,123	Elkton	189	Keizer	39,561	Oakridge	3,224	Sweet Home	10,097
Baker City	10,263	Enterprise	2,126	King City	5,181	Ontario	11,845	Talent	5,851
Bandon	3,541	Estacada	5,373	Klamath Falls	22,501	Oregon City	37,786	Tangent	1,223
Banks	1,821	Eugene	178,259	La Grande	13,404	Paisley	247	The Dalles	16,202
Barlow	138	Fairview	10,451	La Pine	2,838	Pendleton	16,894	Tigard	55,539
Bay City	1,539	Falls City	1,028	Lafayette	4,487	Philomath	5,653	Tillamook	5,324
Beaverton	99,464	Florence	9,561	Lake Oswego	41,148	Phoenix	4,019	Toledo	3,650
Bend	102,834	Forest Grove	26,838	Lakeside	1,916	Pilot Rock	1,326	Troutdale	16,819
Boardman	4,116	Fossil	440	Lakeview	2,429	Port Orford	1,165	Tualatin	27,914
Bonanza	404	Garibaldi	834	Lebanon	19,662	Portland	647,697	Turner	2,944
Brookings	6,914	Gaston	672	Lexington	238	Powers	757	Ukiah	203
Brownsville	1,811	Gates	558	Lincoln City	10,134	Prairie City	842	Umatilla	7,587
Burns	2,771	Gearhart	1,921	Lonerock	25	Prescott	84	Union	2,154
Butte Falls	445	Gervais	2,692	Long Creek	175	Prineville	11,513	Unity	40
Canby	18,979	Gladstone	12,170	Lostine	243	Rainier	1,912	Vale	1,916
Cannon Beach	1,507	Glendale	857	Lowell	1,235	Redmond	37,566	Veneta	5,211
Canyon City	676	Gold Beach	2,394	Lyons	1,208	Reedsport	4,324	Vernonia	2,412
Canyonville	1,662	Gold Hill	1,364	Madras	8,070	Richland	166	Waldport	2,349
Carlton	2,324	Granite	32	Malin	731	Riddle	1,226	Wallowa	809
Cascade Locks	1,399	Grants Pass	39,993	Manzanita	621	Rivergrove	558	Warrenton	6,421
Cave Junction	2,167	Grass Valley	157	Maupin	431	Rockaway Beach	1,499	Wasco	428
Central Point	19,785	Greenhorn	3	Maywood Park	829	Rogue River	2,446	Waterloo	225
Chiloquin	767	Gresham	114,833	McMinnville	34,515	Roseburg	23,939	West Linn	27,420
Clatskanie	1,762	Haines	383	Medford	88,357	Rufus	276	Westfir	264
Coburg	1,316	Halfway	357	Merrill	825	Salem	179,605	Weston	700
Columbia City	1,950	Halsey	952	Metolius	987	Sandy	12,991	Wheeler	424
Condon	756	Happy Valley	26,689	Mill City	2,008	Scappoose	8,046	Willamina	2,282
Coos Bay	15,819	Harrisburg	3,650	Millersburg	3,142	Scio	952	Wilsonville	27,414
Coquille	4,023	Helix	192	Milton-Freewater	7,197	Scotts Mills	436	Winston	5,679
Cornelius	14,389	Heppner	1,182	Milwaukie	21,305	Seaside	7,275	Wood Village	4,585
Corvallis	59,434	Hermiston	19,973	Mitchell	136	Seneca	167	Woodburn	26,468
Cottage Grove	10,729	Hillsboro	107,618	Molalla	10,298	Shady Cove	3,113	Yachats	1,062
Cove	623	Hines	1,692	Monmouth	11,583	Shaniko	30	Yamhill	1,224
Creswell	5,662	Hood River	8,378	Monroe	723	Sheridan	6,161	Yoncalla	1,032
Culver	1,663	Hubbard	3,460	Monument	116	Sherwood	20,222		
Dallas	17,836	Huntington	510	Moro	379	Siletz	1,247		
Dayton	2,666	Idanha	154	Mosier	477	Silverton	10,643		
Dayville	137	Imbler	248	Mt. Angel	3,441	Sisters	3,489		

Prepared by:  
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December 15, 2022

# Water Planning and Land Use Planning: Understanding the Nexus

**Presentation to the OWRD Division 10 Rule  
Advisory Committee**

**January 9, 2023**

**Tamra Mabbott, Planning Director  
Morrow County**



## Background/Overview

- Land Use Governance –
  - LCDC, DLCD, ORS, OAR, Statewide Planning Goals
  - city and county planning departments ORS 195.025
- Water Governance –
  - OWRC, OWRD, ORS, OAR,
  - Local Watermasters
- The nexus and how coordination Works
  - Current planning (permits) – public notice and SAC
  - Long range planning – Comprehensive Plan updates, WMCP, IWRS, Periodic Review, Other (Umatilla County 2050 Plan, Deschutes Basin Plan)
- The next level of enhanced coordination
  - Water Management Conservation Plans (WMCP)
  - Integrated Water Resources Strategy (IWRS)
  - Comprehensive Plan and Code Updates - legislative process (PAPA)

## County Responsibility for Regional Coordination

ORS 195.025 Regional **coordination** of planning activities; alternatives. (1) In addition to the responsibilities stated in ORS 197.175, each county, through its governing body, shall be responsible for **coordinating** all planning activities affecting land uses within the county, including planning activities of the county, cities, special districts and state agencies, to assure an integrated comprehensive plan for the entire area of the county.

## Oregon Water Policy

### OAR 690-005-0020

**“ In any action pursuant to a program identified in **OAR 690-005-0025**, the Commission and Department shall comply with the goals and be compatible with local comprehensive plans to the greatest extent possible...”**

## Integrating Water and Land Use Planning

### LAND USE

#### Emphasis on Planning then Regulation

1. Comprehensive Plans
2. Implementation Ordinances (Zoning Code)

Cities and Counties implement Land Use Programs

State DLCD and LCDC support (with occasional enforcement and adoption of new Programs and OARs)

### WATER

#### Emphasis on Management and Regulation

State Water Resources Department (OWRD implements)

Commission focus on contested cases and some policy.

Legal driven, e.g. water rights and prior appropriation doctrine

Regional and District Offices focused on management and regulation

**Relatively New: *Integrated Water Resources Strategy (IWRS)***

### Current Planning: How Water and OWRD is included in Land Use Processes

<b>Permit Type</b>	<b>Findings Required</b>	<b>Address Water</b>	<b>Address Impact</b>	<b>Refer to P.C. for Review &amp; Decision</b>
<b>Conditional Use Permit</b>	Yes	Yes	If new development will impact existing uses.	If staff observes that impacts may occur.
<b>Land Partition</b>	Yes	Yes	Yes	If partition will add to water consumption.
<b>Subdivision</b>	Yes	Yes	Yes	Yes
<b>Replat</b>	Yes	Yes	Yes	Yes
<b>Land Use Decision</b>	Yes	Yes	If use impacts water	Yes
<b>Design Review</b>	Varies	maybe	Depends on Dev. Code and proposed use.	Depends on Dev. Code and proposed use.
<b>Zoning Permit</b>	No	No	OWRD manages the use of water	No
<b>Variance</b>	Yes	Maybe	If use impacts adjacent property owners	If use impacts adjacent property owners

## Cornerstone of Coordination: State Agency Coordination (SAC) Program

### **Oregon Revised Statute Chapter 197.180**

State agency planning responsibilities; certain information to be submitted to department; determination of compliance with goals and plans; rules; exceptions;

### **Oregon Administrative Rules Chapter 660**

OAR 660 Division 30 The purpose of this division is to respond to the legislative findings and policy....implements provisions in SWPG 2 ...and explains the relationship between OAR chapter 660 divisions 30 and 31. The purpose of Commission certification of agency coordination programs is to assure that state agency rules and programs which affect land use comply with the statewide goals and are compatible with acknowledged city and county comprehensive plans.

### **LCDC Acknowledged State Agency Coordination Program**

## Statewide Planning Goals **GOAL 5 Water Quantity** OAR Chapter 660 Division 23

- **OAR 660-023-0140 (1) (c): “Protect significant groundwater resources” means to adopt land use programs to help ensure that reliable groundwater is available to areas planned for development and to provide a reasonable level of certainty that the carrying capacity of groundwater resources will not be exceeded.”**
- **OAR 660-023-0140(3): “Critical groundwater areas and restrictively classified areas are significant groundwater resources...local governments shall develop programs to protect these significant groundwater resources.”**
- ***Goal 5 must be considered as part of all legislative applications e.g. zone or plan changes.***

## Critical Groundwater Areas (CGWA)

- Once established, by OWRC becomes a “significant” Goal 5 Resource
- OAR 660-23 Procedures and Requirements for Complying With Goal 5
  - Inventory
  - ESEE Decision Process (de facto if CGWA)
  - Programs to Achieve Goal 5 (technically county should develop and adopt)
  - Notice and Land Owner Involvement (part of county process, not state)
- OAR 660-023-0140 Groundwater Resources
- OAR 660-016 Complying with Statewide Planning Goal 5
- OAR 660-031 State Permit Compliance and Compatibility

# Morrow County Water Coordinator

MCWC-NOWA-SAGE PAC Meeting  
January 9, 2023



### Morrow County Goals

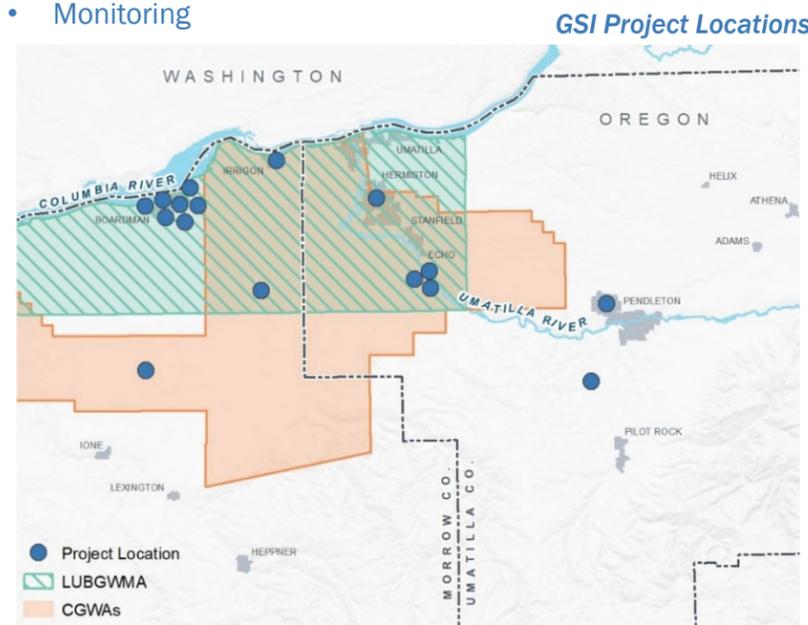
Objectives for Water Coordinator

Establish County leadership and functions to help address the regional water issues and achieve the County's overall water goals.



### Consolidate and communicate understanding of the water issues

- Over 30 years of water management history
- Diverse range of projects and stakeholders
- Water quantity/supply
- Water quality/treatment
- Regulations/permitting
- Monitoring



### Team brings diverse perspectives and deep resources

- Knowledge of historical perspectives
- Science-based objectivity



### Approach to meet near-term objectives and establish a long-term program:

- Recognize near-term vs. long-term opportunities
  - Near-term: develop and implement specific actions under the contract
  - Mid-term: support coordination of established or ongoing activities under the contract
  - Long-term: support developing framework/implementation plan under the contract
- Leverage ongoing programs and partnerships
  - LUBGWMA Committee and Action Plan
  - NOWA
  - DEQ Regional Solutions
- Focus on County implementation
  - Water Coordinator "office" within County (lead vs. support)
  - Programmatic vs. response actions

1. Project Startup and Quarterly Meetings
2. "State of Water" Briefing Papers
3. Preliminary Strategy and Policy Concepts
4. Board of Commissioners and Stakeholder Work Sessions
5. Coordination with County Departments on Outreach
6. Finalize Strategy and Policy Concepts
7. Additional Meetings and Communications
8. Additional Technical Coordination and Analysis
9. Transition Water Coordinator Functions
10. Project Management

	2023				2024			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1. Project Startup and Quarterly Meetings	█	█	█	█	█	█	█	█
2. "State of Water" Briefing Papers	█	█	█	█				
3. Preliminary Strategy and Policy Concepts		█	█	█				
4. Board of Commissioners and Stakeholder Work Sessions			█	█				
5. Coordination with County Departments on Outreach	█	█	█	█				
6. Finalize Strategy and Policy Concepts				█				
7. Additional Meetings and Communications					█	█	█	█
8. Additional Technical Coordination and Analysis					█	█	█	█
9. Transition Water Coordinator Functions								█
10. Project Management	█	█	█	█	█	█	█	█

### Timing of actions/strategy implementation:

	Near-term	Mid-term	Long-term
Establish County's water coordinator function/resources	●		
Communications and education	●	●	
Prioritization of LUBGWMA actions (including focus areas)	●	●	
Funding program/coordination	●	●	
Monitoring		●	●
Policies (e.g. water reuse, new large industries)		●	●
Best management practices (nitrate management)		●	●
Remediation/Recharge		●	●