

Morrow County Citizens Economic Development Task Force

Meeting Notes for January 3, 2017

Heppner City Hall

Heppner, Oregon

Attendees:

Sheryll Bates, Janette Eldrige, Kymberli Erevia, Melissa Lindsay, Carla McLane, Aaron Palmquist.

The meeting started at approximately 9:13 a.m. Meeting minutes for September 6, October 4, November 1 and December 6, 2016 were moved for approval by Aaron and seconded by Janette. Approved.

Community Reports:

Melissa: Swearing in Dec 20, 2016; First meeting of new board tomorrow, elect chair and establish how to function going forward; will most likely separate into various committee leads. Looking to more substantial reporting (ie. Budget.)

Aaron: Weather effecting limited budget for work such as snow removal; future planning includes development code wrap up in June (estimated); at last council meeting changed housing program with resolution now people must live and work in Morrow County unless one household member is 65.

Sheryll: Annual luncheon this Thursday; accepting nominations for first citizen until January 13; First Citizen moved to February 9th; starting St. Patrick's planning in February; WCVEDG waiting for CREZ outline to be completed before utilization of funds; moving annual meeting w/lunch to February 17th to have Greg Smith as guest speaker; had Bruce survey businesses - main priority is housing; WCVEDG will have residential development discussion appropriate to CREZ guidelines.

Janette: Council still needs to look at the reservoir lining bids; payment programs lined up for presentations to the community; budget has to be changed per new legislative changes to eliminate appearance of all funds being general; taxes were lower than planned, so the \$14k hoped for Fire Department bond did not come in.

Carla: December NHMP plan adoption complete, but still needing the lone resolution; next step is to send the resolution packet to FEMA for acknowledgement. Kymberli taking over the NHMP steering committee moving forward; Planning Commission: There is one new re-appointment (Sue Oliver), Melissa resigned and Wayne Seitz took her position, David Sykes resigned so that he could focus on reporting without conflict - his position was replaced by Greg Sweek resulting in a change in leadership next meeting.

Housing as Economic Development: Carla handed out materials related to research and information she has collected (see packet); Carla refers to bullet points on email handout to discuss housing through land use lens (see ORS 197 and Division 8 rule interpretation of Goal 10 housing.) Sheryll said that WCVEDG had a rental study conducted in order to target the appropriate housing needs; buildable lands inventory has not been updated since 1998 in the county and its locales – zoning changes require that this be updated in order to consider making change.

Carla proposes that a countywide inventory be completed, could be done in about 6 months, this will provide the outline of push against the UGB and potential needs to reallocate that UGB boundary. Discussion had regarding the bullet list providing some of the disconnect points across the county which include outdated city zoning plans that have not been made regulatory through adoption outside the city limits which creates a problem when considering growth in the individual city UGB's because of questionable zoning.

Aaron asked who would initiate the buildable lands inventory. Carla stated that the county can manage the county and five cities overview. Taking this to the CREZ would cost about \$25-35k and take about 18 months to complete using a planning agency third-party. Carla brings the SABINO Study for Pendleton to the groups attention regarding tools available because Pendleton has had similar issues. She also points out the State Audit Report for housing services because there are some interesting discoveries.

Carla attended the annual conference and participated in two different housing forums over the past two months – regularly hears “fair housing” with a focus on “fair” housing affirmative action for everyone, not just lower median incomes. Down-zoning has impacted the existing housing crisis. Should take a look at local building codes as well as zoning in order to make these conversions to multi-use.

Melissa thinks that there should be some cost research before presenting this forward to CREZ. Carla thinks that some data gathering of more recent inventories such as Depot land use, would help streamline the process and keep costs down.

Modification needs to be made to JMA’s. The buildable lands survey process can be started parallel to the completion of the JMA’s. There needs to be stakeholder buy-in to the buildable lands survey possibly in a forum. Having early opportunity to communicate critical perspective gives those onboard an easy way to move forward individually as well as globally. The forum could happen during the inventory process, and again at the end showing funding support and preliminaries so that the adoption process can be started in a timely manner.

Grant Connections/Exploration: Kym provided a handout with some recommendations for obtaining training and grant options. Kymberli provided an overview of governmental grant processes. She will be covering mitigation grant funding options during the upcoming spring steering committee for the NHMP.

Items for Good of the Order: Nothing

Next Meeting: The next regular meeting will be held on Tuesday, February 7 at 9:00 a.m. in Irrigon at the Irrigon City Hall.

Adjourned at 11:22 am

Future Meeting Dates: March 7, May 2, June 6, Aug 1, Sept 5, Oct 3, Nov 7 and Dec 5.